

Reavis Realty

1531 E. Washington Blvd., Los Angeles, CA 90021 | 213-765-8488

Office SF / #:

Restrooms:

Office HVAC:

Finished Ofc Mezz:

Include In Available:

Include In Available:

Market/Submarket:

**Unfinished Mezz:** 

Possession:

Vacant:

To Show:

APN#:

Available SF 11,920 SF Industrial For Lease Building Size 96,141 SF



Property Name: Downtown Alameda Industrial Center

Address: 4601 S Alameda St, Los Angeles, CA 90058

Cross Streets: S Alameda St/E 46th St

Corner Unit at Downtown Alameda Industrial Center High Visibility Location - Corner of Alameda/46th St 2 Dock High Spots - Easy Container & 53' Trailer Access 22' Clearance, Calculated Fire Sprinklers, Gated Yard Just Minutes to DTLA, Arts District & Fashion District

Yes

22'

2 / 22'x14'

TILT UP

No

Existing / 1978

/ Ratio: 0.8:1/

Warehouse/Distribution

Lease Rate/Mo: \$17,284 Lease Rate/SF: \$1.45

Lease Type: Industrial Gross / Op. Ex: \$0.08

Available SF: 11,920 SF
Minimum SF: 11,920 SF
Prop Lot Size: POL

Term: 3-5 Years w/ Annual Adjustme

Sale Price: NFS
Sale Price/SF: NFS

Taxes:

Yard: Fenced/Paved Zoning: M2-2-CPIO

Listing Company: Reavis Realty

Agents: Eric Reavis 213-709-6760

Listing #: 41033648 Listing Date: 09/06/2024 FTCF: CB250N000S000/OAA

Sprinklered:

Clear Height:

GL Doors/Dim:

DH Doors/Dim:

Whse HVAC:

**Rail Service:** 

Specific Use:

**Construction Type:** 

Parking Spaces: 9

Const Status/Year Blt:

A: 400 V: 120/240 0: 3 W: 4

**Notes:** For quickest response, call or text - (213)709-6760. Email - eric@reavisrealty.com.







1,850 SF / 6

Heat & AC

0 SF

0 SF

No

Now

Yes

Call broker

Commerce/Vernon

5106-008-014

No





11,920 SF | 4601 S ALAMEDA ST., LOS ANGELES 90058

## SITE PLAN DOWNTOWN INDUSTRIAL S ALAMEDA ST CENTER 186 **(2)** 1866 E. 46th 6.075 SF 1860 E. 46th 5,059 SF 1852 E. 46th 1846 E. 468h 5,059 SF 110 4613 Alameda 7,701 SF 1840 E. 46th 5,059 SF 1837 E. 46th 7.459 SF 4615 Alameda 7,701 SF 1834 E. 48th 5,059 SF PRIVATE DRIVEWAY 1826 E. 45th 5,059 SF 4617 Alam 7,701 SF 6.543SF 1820 E. 48th 5,059 SF Had TUP 1818 E. 46th 1803 E. 46th E,543 SF 1800 E. 46th 5,059 SF THE 1794 E. 488h 5,059 SF 1789 E. 46th 6,543 SF 1788 E. 45th 5,059 SF TELL 1780 E. 45th 5,059 SF 1773 E. 46th 8,543 SF GITTE 2,001.8 STAUNTON AVE

Not to scale. All measurements are approximate. Site plan may not reflect current office layout, parking layout and/or truck loading positions.

4601 S ALAMEDA ST.

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