

Available SF 4,800 SF

Industrial For Lease

Building Size 4,800 SF



Address: 4862 Compton Ave, Los Angeles, CA 90011

Cross Streets: Compton Ave/E 48th Pl

Well Priced Commercial/Industrial Building Which
 Has Undergone Recent Major Refurbishment
 New 400 Amp 240 Volt 3 Ph 4 W Electrical, New Restrooms
 (1 w/ Shower) and Other Great New Amenities
 Used For Many Years For Garment MFG - Use Code 3100
 Bus Stop Adjacent, Prox 1.5 Miles From 110 Fwy Vernon Ave Ramps

Lease Rate/Mo:	\$3,984	Sprinklered:	No	Office SF / #:	200 SF / 1
Lease Rate/SF:	\$0.83	Clear Height:	10'	Restrooms:	3
Lease Type:	Gross	GL Doors/Dim:	1 / 12'x10'	Office HVAC:	
Available SF:	4,800 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	4,800 SF	A: 400 V: 240 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	0.12 Ac / 5,402 SF	Construction Type:		Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1923	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	/ Ratio:	Vacant:	Yes
Taxes:	\$2,961 / 2006	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Outlying Los Angeles
Zoning:	C2-1VL-CPIO			APN#:	5106-019-003
Listing Company:	Dorin Realty Company				
Agents:	Mark Whitman 213-627-0007				
Listing #:	44981923	Listing Date:	05/29/2026	FTCF:	CB300N000S00
Notes:	Variance for garment manufacturing - tenant must verify. Large gas meter. All details must be verified.				



Mark Whitman
 mwhitman@dorinrealty.com
 213-627-0007