

MARINA EDGE

4499 / 4507 / 4501 / 4509 GLENCOE AVE • MARINA DEL REY • HARD TECH • R&D CAMPUS • FOR LEASE



INDUSTRY

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MARINA EDGE

Building	Power	Area	Rate
4501 Glencoe Ave <i>High-end move-in ready</i>	400 Amps 480 V 3phase <i>Potentially 1,600 Amps With Upgrades</i>	±25,820 RSF	\$3.75 MG
4509 Glencoe Ave <i>Mix of high bay and office/mezz space</i>	800 Amps 480 V 3phase <i>Potentially 1,600 Amps With Upgrades</i>	±26,000 RSF	\$3.75 MG
4499 Glencoe Ave <i>Needs full buildout</i>	400 Amps 480 V 3phase <i>Potentially 1,600 Amps With Upgrades</i>	±21,775 RSF	\$3.00 MG
4507 Glencoe Ave <i>Open plan with mezz office</i>	400 Amps	±30,000 RSF	\$2.50 MG
TOTAL AVAILABLE		±103,595 RSF	
Term		3—10 Years	
Occupancy		Now	
Parking		3/1,000	

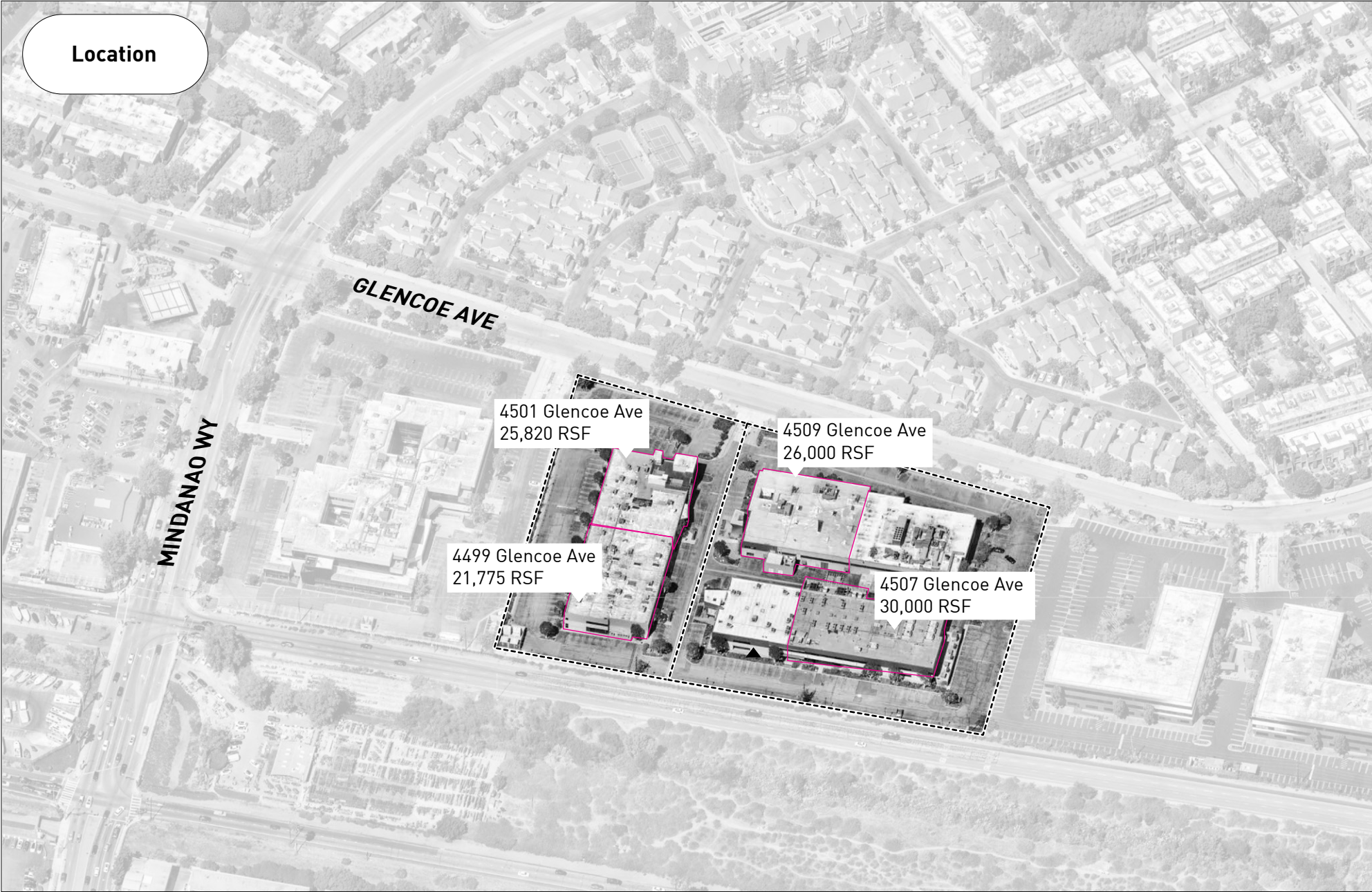
⚡ Power, Infrastructure & Connectivity¹

- + With 8.8 MW of available power
- + Zoned M1² and purpose-built for light industrial uses
- + Fiber access through Cogent, AT&T, and Verizon,

☐ Building & Location

- + Light industrial and creative appeal
- + Large sections of 24' clear height
- + Abundant on-site surface parking
- + Direct access to the 90 Freeway
- + LAX minutes away

¹ Features vary by buildings.
² Tenant to verify



Location

4501 Glencoe Ave
25,820 RSF

4509 Glencoe Ave
26,000 RSF

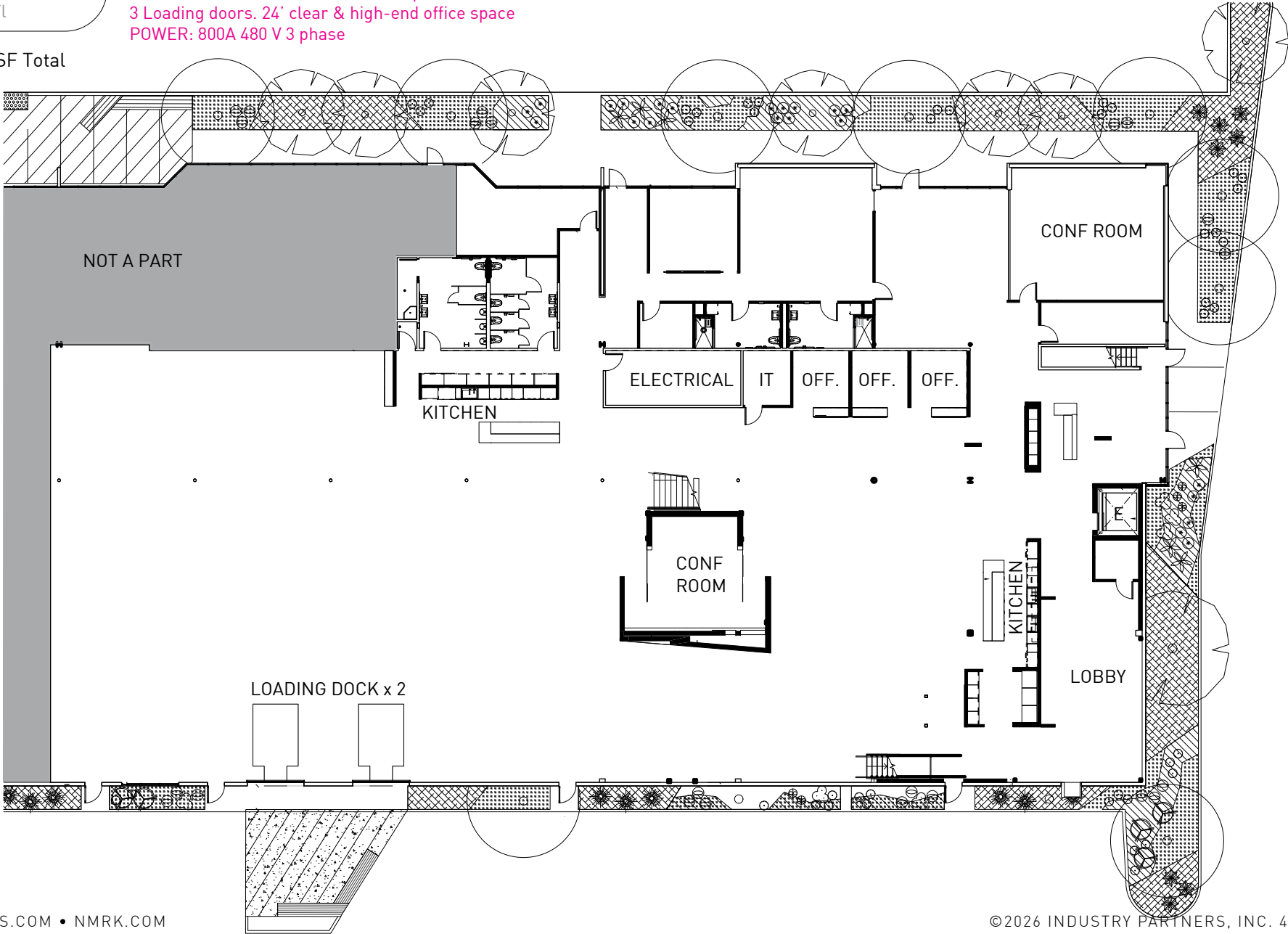
4499 Glencoe Ave
21,775 RSF

4507 Glencoe Ave
30,000 RSF

4501 Glencoe
1st Fl

±25,820 RSF Total

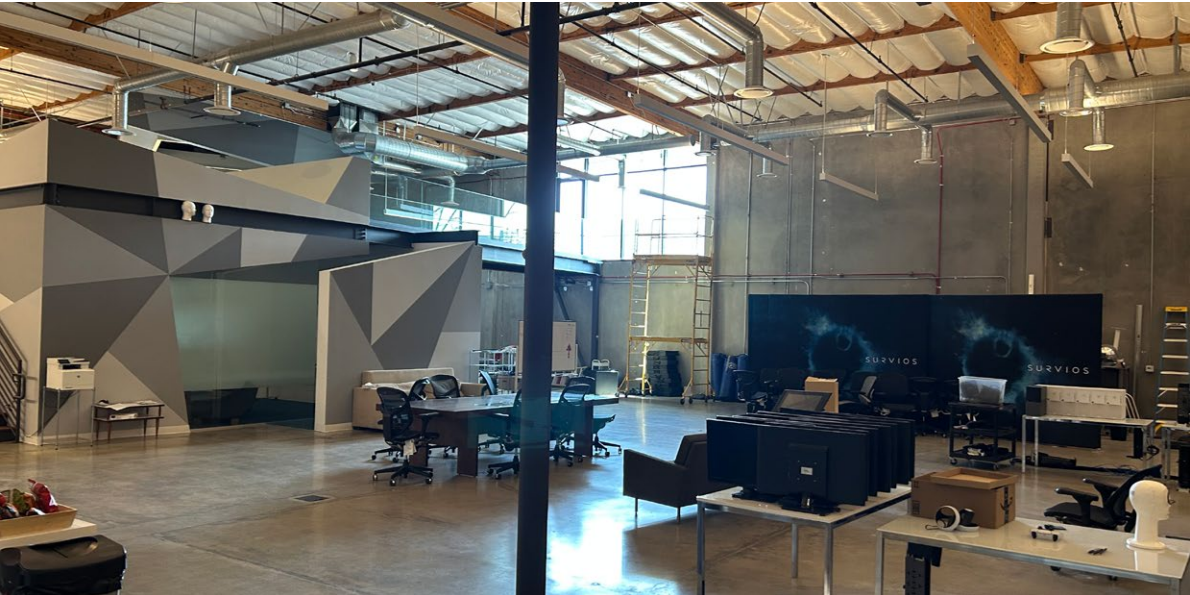
NOTES:
Combinable with 4499 Glencoe Ave up to ±47,595 RSF
3 Loading doors. 24' clear & high-end office space
POWER: 800A 480 V 3 phase



4501 GLENCOE • PHOTOS



4501 GLENCOE • PHOTOS



4509 Glencoe
1st Fl

±26,000 RSF Total

NOTES:
Heavy power — Loading — 6,000 SF of 24' clear warehouse & executive office
POWER: 800A 480 V 3 phase



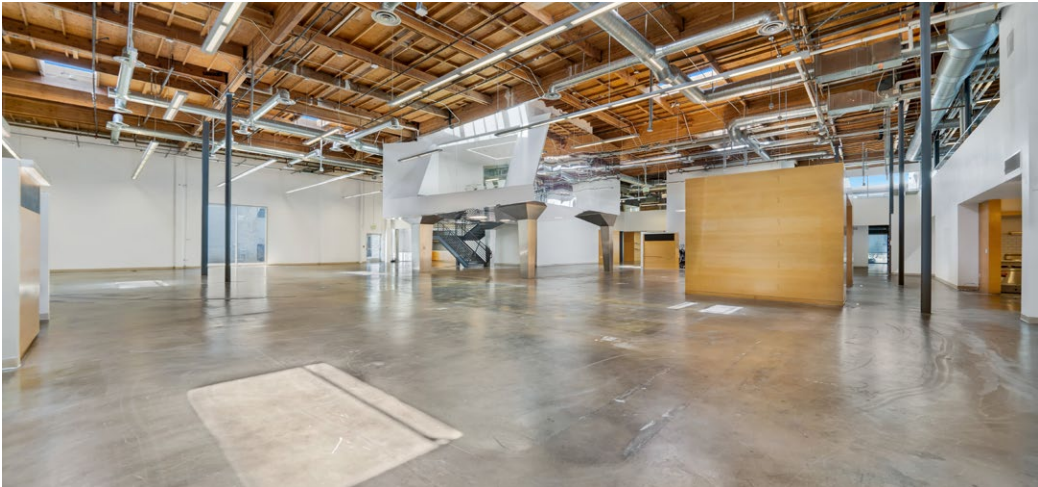
4509 Glencoe
2nd Fl

±26,000 RSF Total

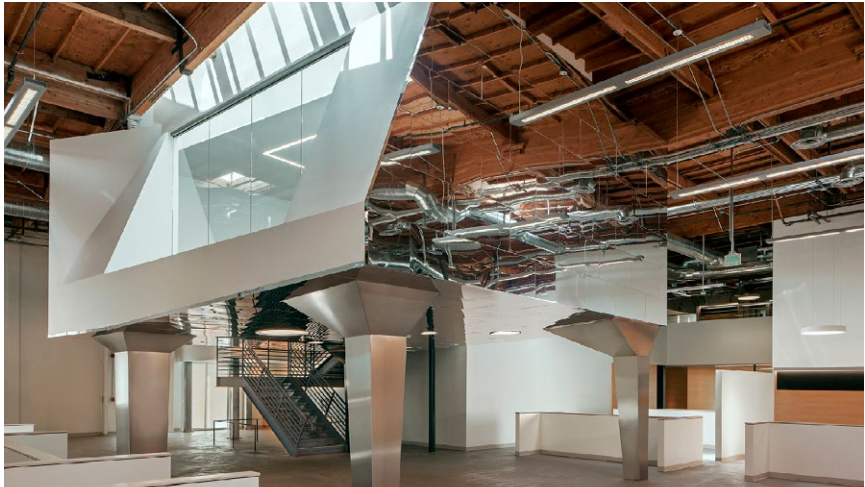
NOTES:
Heavy power — Loading — 6,000 SF of 24' clear warehouse & executive office
POWER: 800A 480 V 3 phase



4509 GLENCOE • PHOTOS



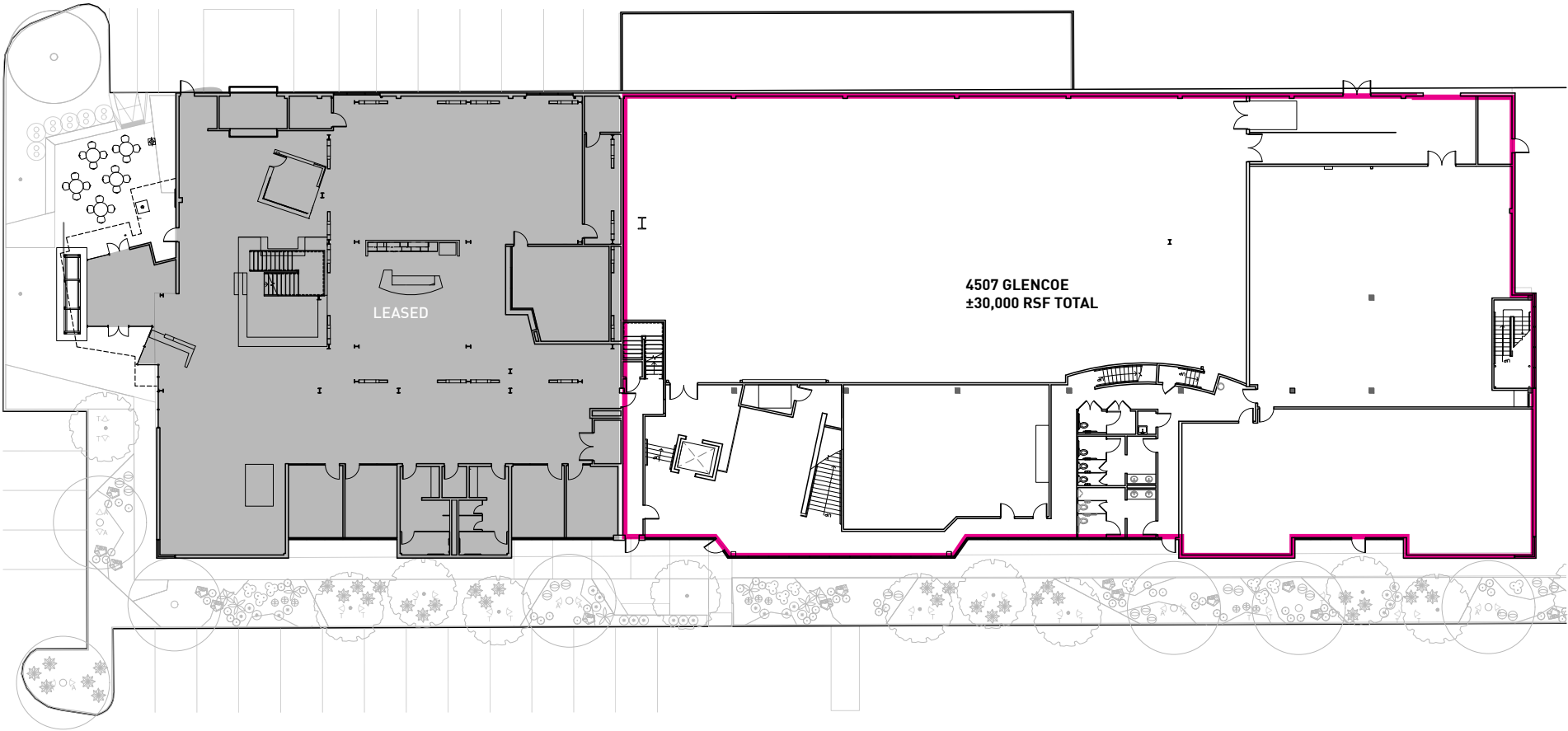
4509 GLENCOE • PHOTOS



4507 Glencoe
1st Fl

NOTES:
Heavy power — Loading — 8,000 SF of 24' clear warehouse & executive office

±30,000 RSF Total



4507 GLENCOE • PHOTO



4507 GLENCOE • PHOTOS



4499 Glencoe
1st Fl

±21,775 RSF Total

NOTES:
Combinable with 4501 Glencoe Ave up to ±47,595 RSF
24' Clear open warehouse, and perimeter offices
POWER: 800A 480 V 3 phase



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