

Available SF 11,648 SF

Industrial For Lease

Building Size 124,509 SF



**Property Name:** Knowles Avenue Industrial Complex  
**Address:** 1536 Knowles Ave, Los Angeles, CA 90063  
**Cross Streets:** Knowles Ave/Whiteside St

4 Dock High Spots - Easy Loading For Large Trucks  
 High Ceiling, Gated Yard, Fire Sprinklers, Clear Span  
 Immediate Access to 10, 5, 710 & 101 Freeways  
 Newly & Tastefully Remodeled Offices w/ New Kitchenette  
 Whse Freshly Painted & New LED Light Fixtures Installed

**Lease Rate/Mo:** \$13,861  
**Lease Rate/SF:** \$1.19  
**Lease Type:** Industrial Gross / Op. Ex: \$0.03  
**Available SF:** 11,648 SF  
**Minimum SF:** 11,648 SF  
**Prop Lot Size:** POL  
**Term:** 3-5 Yrs w Annual Adjustments  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** M-2

**Sprinklered:** Yes  
**Clear Height:** 16'-18'  
**GL Doors/Dim:** 0  
**DH Doors/Dim:** 4  
**A: 200 V: 120/208 O: 1 W: 3**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1973  
**Whse HVAC:** No  
**Parking Spaces: 6 / Ratio: 0.5:1**  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 1,020 SF / 3  
**Restrooms:** 3  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Outlying Los Angeles  
**APN#:** 5224-027-009

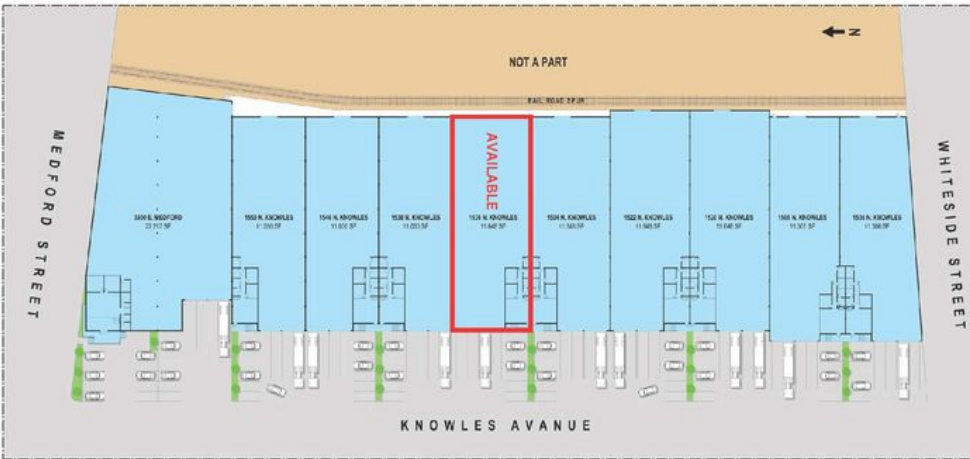
**Listing Company:** Reavis Realty  
**Agents:** [Eric Reavis 213-709-6760](mailto:eric@reavisrealty.com)  
**Listing #:** 45040172  
**Notes:** Unincorporated LA County - no municipal business tax. For quickest response, call or text (213) 709-6760. Email eric@reavisrealty.com  
**Listing Date:** 06/09/2026  
**FTCF:** CB250N000S000/OAA





11,648 SF | 1536 KNOWLES AVE., LOS ANGELES 90063

# SITE PLAN



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

1536 KNOWLES AVE.

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