

WESTMAC

Commercial Brokerage Company

For Lease

10019 - 10047

S. Alameda Street

LOS ANGELES, CA 90002



For more information contact:



M. SIGAL ASHLEY
ashley@westmac.com
310.966.4382
DRE #02114806

WESTMAC Commercial Brokerage Company

1515 Sepulveda Blvd., Los Angeles, CA 90025

www.westmac.com | 310.478.7700

Company DRE #01096973

Property Information

LOCATION 10019 S. Alameda St (APN 6046-020-001): approximately 1.5998 acres / 69,689 sq ft
10035 S. Alameda St (APN 6046-020-002): approximately 0.2696 acres / 11,744 sq ft
10047 S. Alameda St (APN 6046-020-003): approximately 1.3872 acres / 60,426 sq ft

ZONING CM(UV) - Jordan Downs Urban Village Specific Plan, Transit Priority Area, with temporary regulations and AI Fresco overlay
Tenant to verify

PRICE Undisclosed

TERMS Negotiable

- LOCATION**
- **Superior Rail and Freight Access:** The South Alameda Corridor is a 20-mile industrial and transportation hub connecting Downtown Los Angeles to the Ports of Los Angeles and Long Beach.
 - **Port Access:** Direct link to the busiest container ports in the United States.
 - **Rail & Trucking Infrastructure:** Integrated with the Alameda Corridor rail expressway and major freeways.
 - **Business Ecosystem:** Home to top distribution centers and manufacturers serving Southern California and beyond.
 - **Strategic Location:** Provides unparalleled access to local, regional, and global supply chains.

- PROPERTY OVERVIEW**
- » The site features approximately ±3.26 acres of industrial zoned land (tenant to verify allowed usages) and a commercial building . Situated along the South Alameda Corridor - a key freight rail artery connecting the Ports of Los Angeles and Long Beach to national rail networks—the location offers strategic advantages for businesses reliant on efficient transportation. The area is characterized by mixed industrial uses, . The site is in a qualified opportunity zone, potentially qualifying for tax incentives.
 - » The property is positioned in the mid-section of the Alameda Corridor, approximately 10 miles north of the Ports of Los Angeles and Long Beach and about 8 miles north of the SR-91 freeway intersection in Compton, where the corridor transitions from surface-level improvements to the 10-mile underground trench. Access to major freeways such as I-105 (about 1 mile west), I-710 (about 2 miles east), and I-110 (about 3 miles west). This placement ensures seamless connectivity for rail, truck, and vehicle traffic.
 - » **Superior Rail and Freight Access:** Direct proximity to the Alameda Corridor provides efficient rail transport to and from the nation's busiest ports, reducing bottlenecks, delays, and emissions through grade-separated crossings and upgraded infrastructure. Tenants in logistics or distribution can benefit from faster goods movement to transcontinental rail hubs like BNSF Hobart and UP East LA.

Aerial Overhead



©2025 WESTMAC Commercial Brokerage Company. All Rights Reserved. WESTMAC Commercial Brokerage fully supports the principles of the Equal Opportunity Act. WESTMAC Commercial Brokerage Company and the WESTMAC Commercial Brokerage Company logo are registered service marks owned by WESTMAC Commercial Brokerage Company and may not be reproduced by any means or in any form whatsoever without written permission.

WESTMAC

WESTMAC Commercial Brokerage Company

1515 Sepulveda Boulevard, Los Angeles, CA 90025-3311 | www.westmac.com | Company DRE #01096973

DISCLAIMER

This offering has been prepared solely for informational purposes. While the information contained herein is from sources deemed reliable, it has not been independently verified by WESTMAC Commercial Brokerage Company or by the Landlord.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested Tenants should be aware that the Landlord is leasing the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.

It is the sole responsibility of the Tenant to investigate and verify all permitted uses, zoning, entitlements, and legal compliance for the Property. Neither the Landlord nor WESTMAC Commercial Brokerage Company makes any representation or warranty regarding allowable uses.

Prospective Tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.