

# 1771

**E. 46TH ST.**

LOS ANGELES 90058



**REAVIS REALTY**  
INDUSTRIAL REAL ESTATE

# DOWNTOWN ALAMEDA

**INDUSTRIAL CENTER**

LOS ANGELES 90058

1771

**FOR LEASE**

7,306 SF

TWO DOCK HIGH SPOTS

Click for Video Tour



ERIC REAVIS, SIOR

01216423

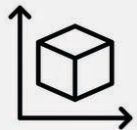
213.709.6760

eric@reavisrealty.com

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# 01

## Property Highlights



**7,306 SF**

AVAILABLE SF



**TWO DOCK HIGH SPOTS**

EASY CONTAINER & 53'  
TRAILER ACCESS



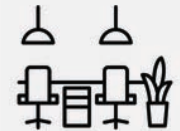
**20' CLEARANCE**

CLEAR SPAN



**8-CAR PARKING**

GATED YARD



**1,020 SF**

WELL-APPOINTED OFFICES



**CALCULATED FIRE  
SPRINKLERS**



**SKYLIGHTS  
& FOIL INSULATION**



**ON-SITE SECURITY**

ON NIGHTS & WEEKENDS



**CLOSE-IN LOCATION**

MINUTES TO DTLA, ARTS &  
FASHION DISTRICT



**LED LIGHTING**

IN WAREHOUSE & OFFICES

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# 02

## Specs

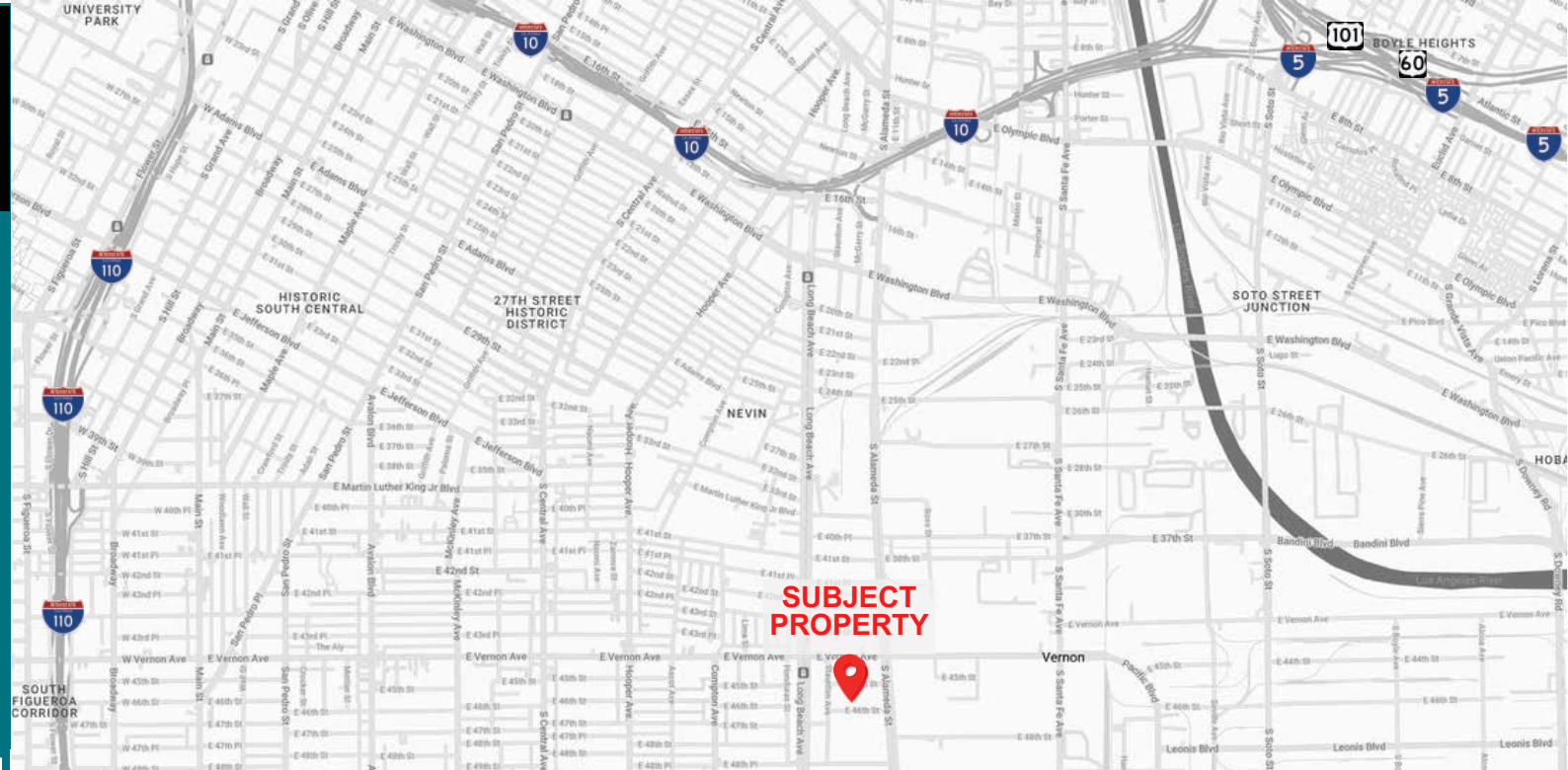


BUILDING SIZE	7,306 SF
LAND SIZE	POL
OFFICE SIZE	1,020 SF
DOCK HIGH POSITIONS	2
FENCED PARKING	8
FIRE SPRINKLERS	YES, CALCULATED
LIGHTING	LED
SKYLIGHTS	YES
ELECTRICAL SERVICE	200A, 120/240V, 1-Ph
CONSTRUCTION	CONCRETE TILT-UP
ZONING	M2
OCCUPANCY	NOW
LEASE RATE	\$1.25 PSF, INDUSTRIAL GROSS
CURRENT CAM	\$0.07 PSF

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# 03

## Location Highlights



5 MINUTES TO DTLA, ARTS DISTRICT & FASHION DISTRICT

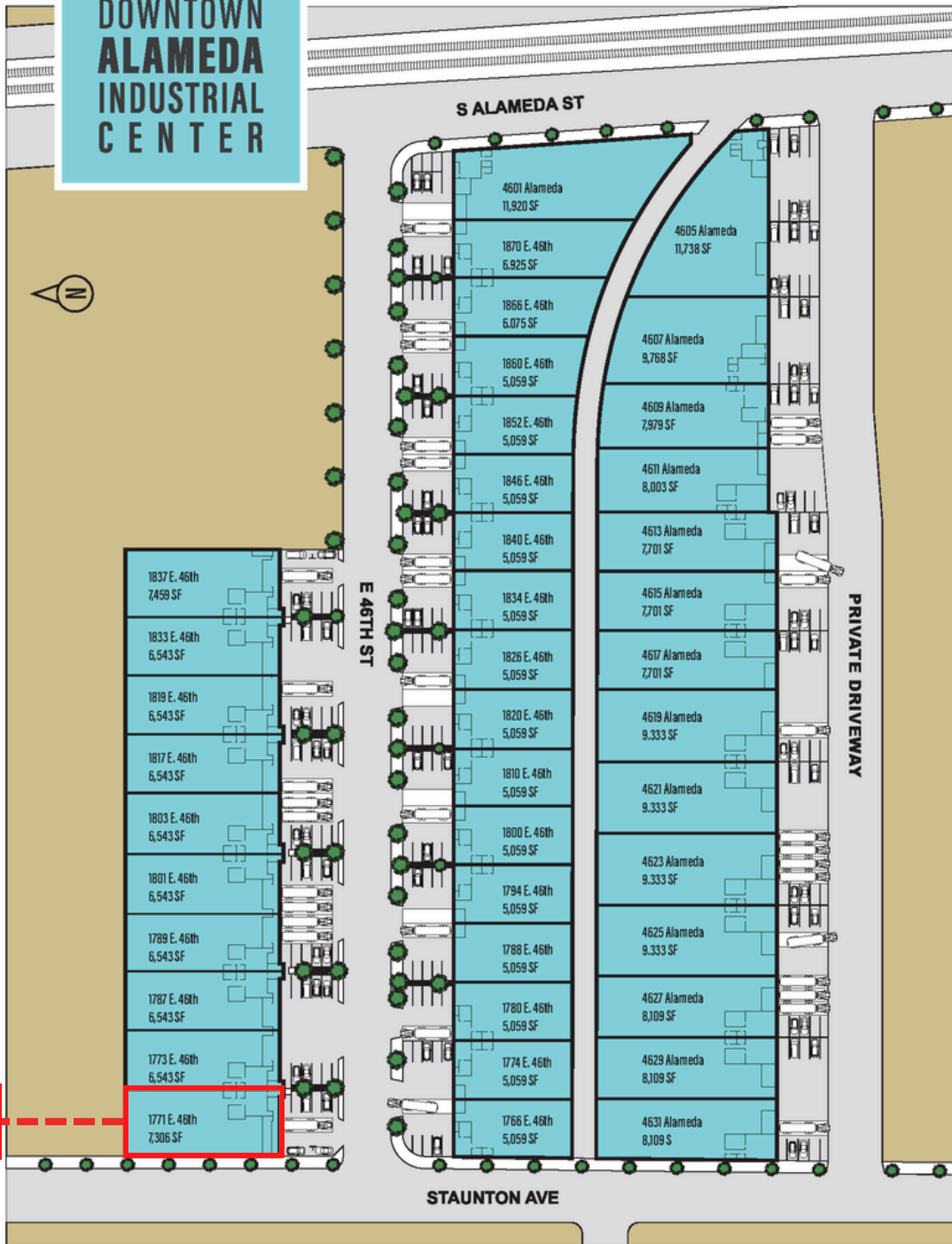
APPROXIMATELY 1 MILE SOUTH OF **SANTA MONICA (10) FWY**

ONE-HALF BLOCK **WEST OF ALAMEDA ST**

BEST SMALL, DOCK-HIGH SPACE **CLOSE TO DTLA**

LOS ANGELES LOCATION, **NO VERNON WAREHOUSE/PARCEL TAX**

# DOWNTOWN ALAMEDA INDUSTRIAL CENTER



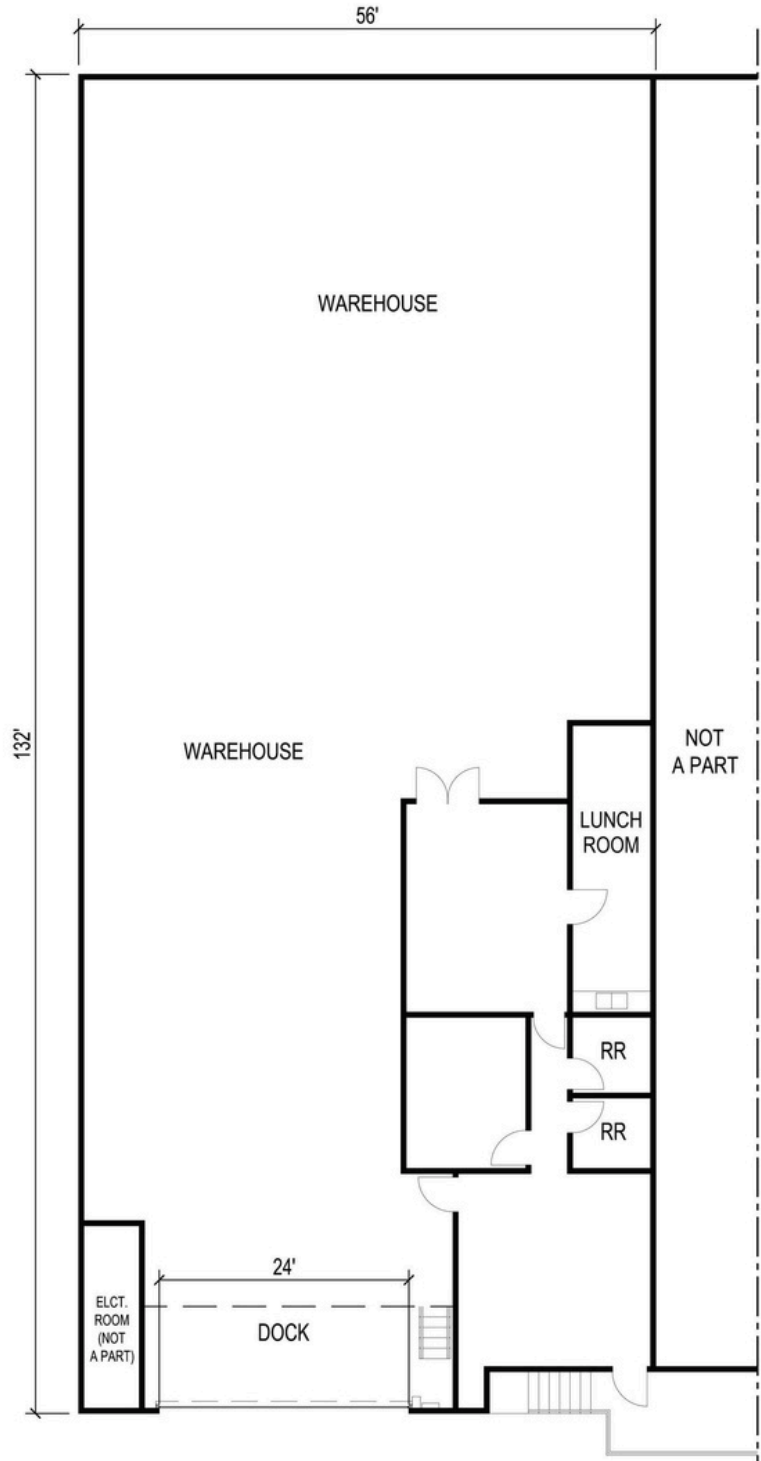
NOT TO SCALE. SITE PLAN MAY NOT REFLECT CURRENT OFFICE LAYOUT.

# 04 Property Site Plan



**AVAILABLE**

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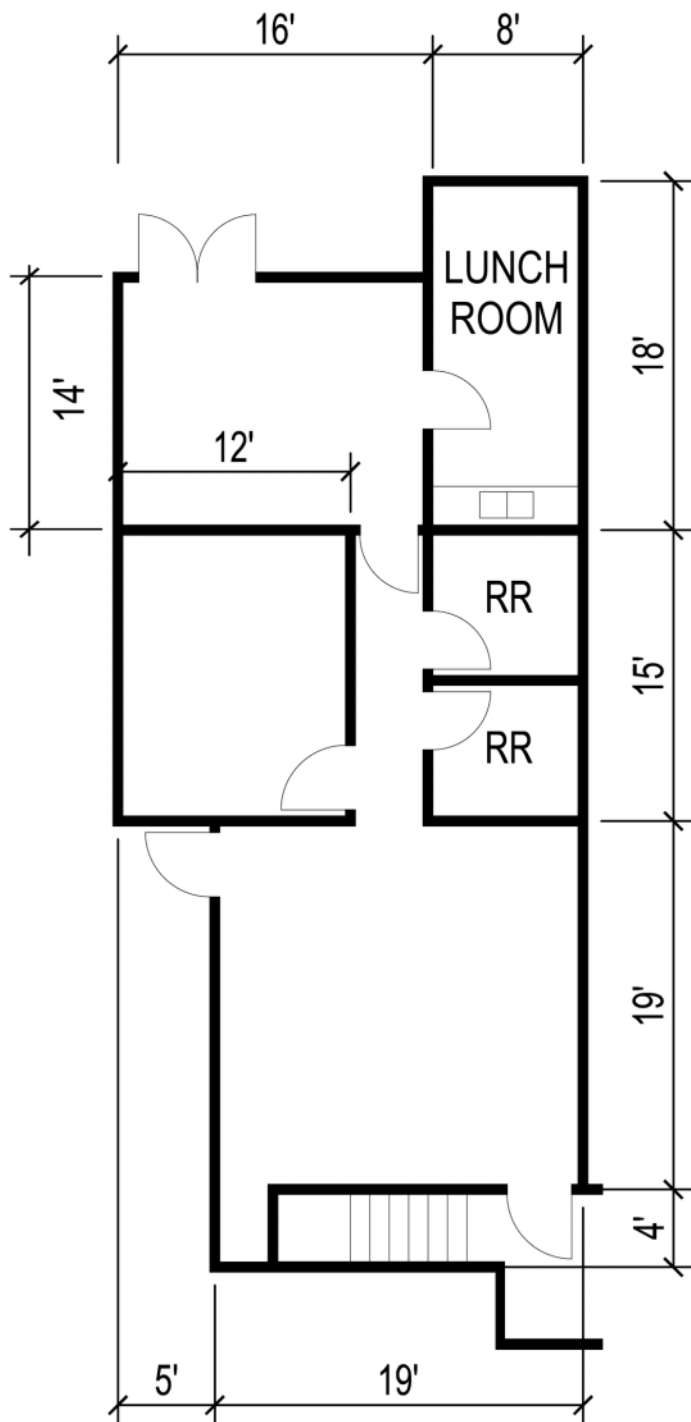


# 05

## Unit Layout



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# 06

## Office Layout



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# 07

## Photos




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# 07

## Photos




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