

FOR LEASE ±22,000 SF

4121 S ALAMEDA ST, LOS ANGELES, CA 90058



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PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

Park Industrial Realty
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Los Angeles, CA 90021
Corporation DRE# 01983713

Executive Summary

4121 S Alameda Street presents a rare opportunity to lease a high-image ±22,000 square foot industrial facility in a highly strategic Central Los Angeles location near Downtown LA and Vernon. Designed for both functionality and image, the property features approximately 4,000 square feet of clean office space, impressive 22-foot minimum clear height, dock-high loading, secure fenced and gated parking, and a fully sprinklered warehouse.

With prominent frontage along Alameda Street, excellent visibility, and convenient access to major industrial corridors, this facility is ideally positioned for warehousing, wholesale, distribution, showroom, or light manufacturing operations. Offered at an attractive gross lease rate of \$21,560 per month, or \$0.98 per square foot, the property delivers an exceptional combination of location, functionality, image, and value in the heart of the Los Angeles industrial market.

Property Details

Property Address: 4121 S Alameda St, Los Angeles, CA 90058

Available SF: 22,000 SF

Office SF: 4,000 SF

Year Built: 1989

Min Clear Height: 22'

Loading: 1 DH

Parking: 12

Zoning: M2-2-CPIO

Sprinklered: Yes

Lease Rate: \$21,560 per month (\$0.98/SF) gross

All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Buyer/Lessee must verify all information.

Property Highlights

- High-image industrial facility offering strong curb appeal and functionality
- Strategically located near Downtown Los Angeles and Vernon, providing excellent access to key industrial hubs
- Prominent frontage on a major thoroughfare with outstanding visibility and signage potential
- Impressive warehouse clearance with approximately 22-foot min clear height
- Functional layout ideal for warehousing, wholesale, and distribution uses
- Large, clean office area supporting administrative or showroom needs
- Dock-high loading for efficient shipping and receiving
- Fully sprinklered building for fire safety compliance
- Secure fenced and gated parking area for vehicles and operational use

Number of Trials (N)	Noiseless Channel (P_e)	Noisy Channel (P_e)
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2	0.75	0.80
3	0.60	0.65
4	0.50	0.55
5	0.43	0.48
10	0.25	0.30
20	0.12	0.15
30	0.07	0.09
40	0.05	0.06
50	0.04	0.04
60	0.03	0.03
70	0.02	0.02
80	0.01	0.01
90	0.01	0.01
100	0.01	0.01

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SEE DETAIL NO SCALE

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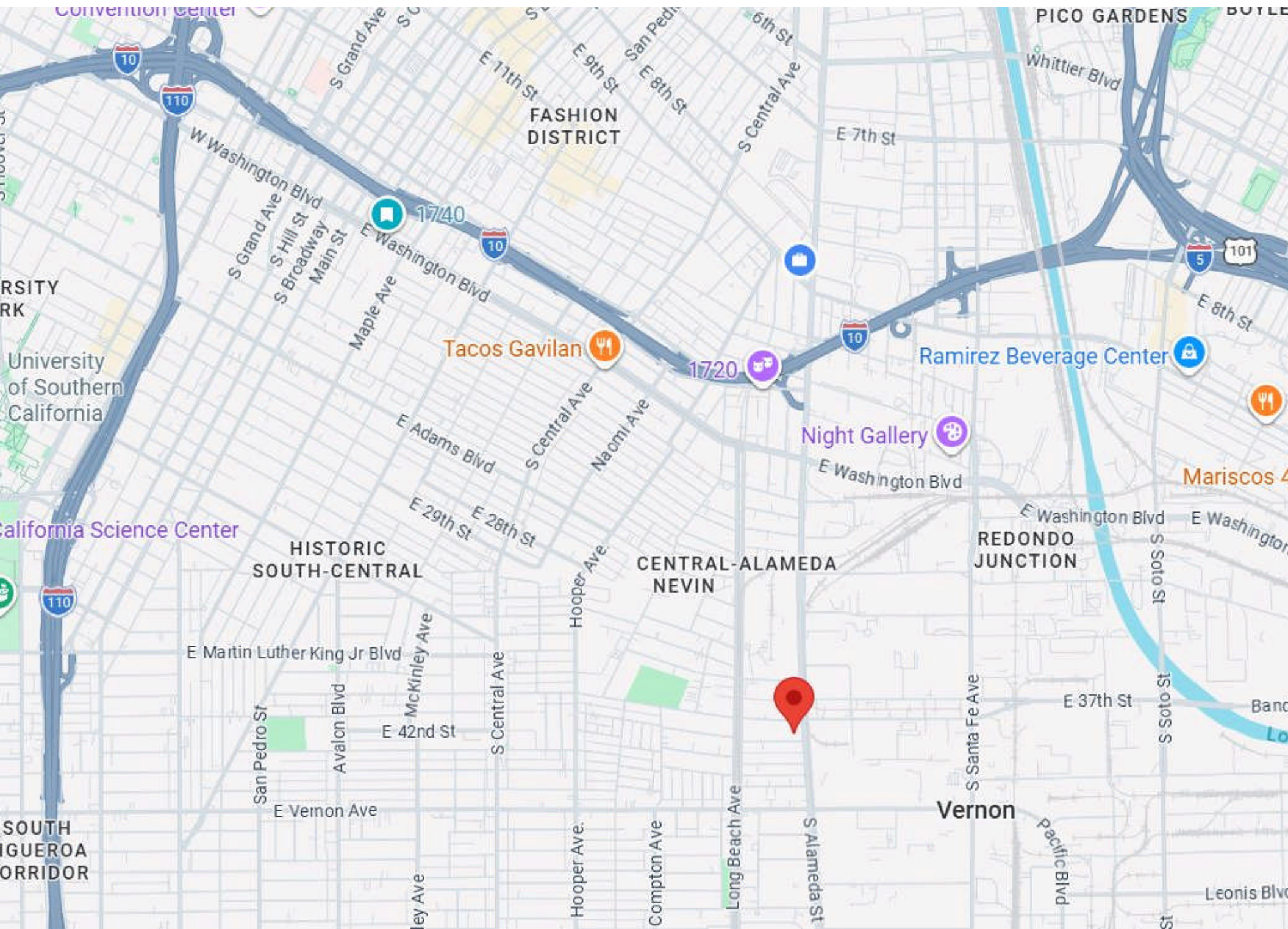
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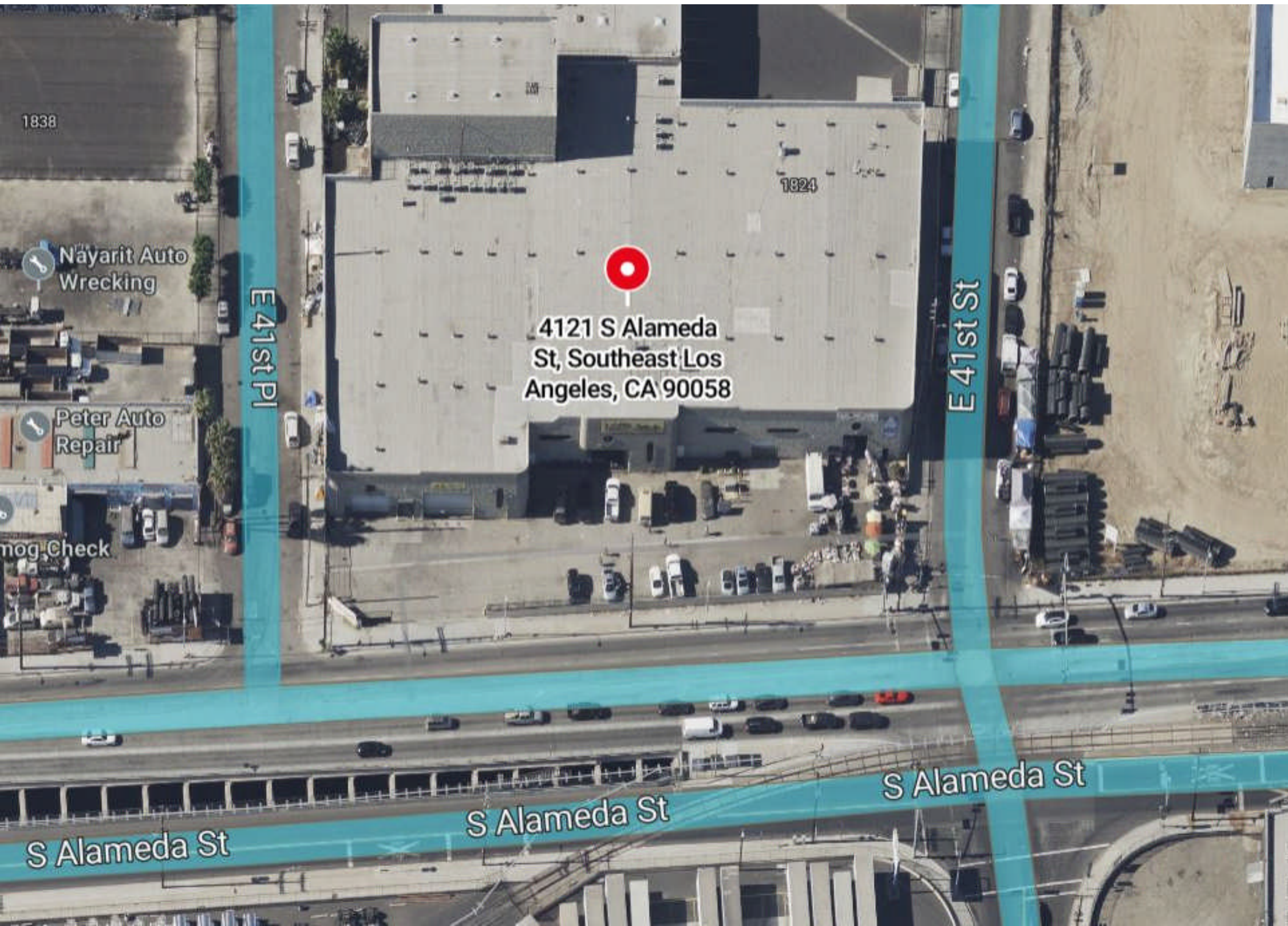
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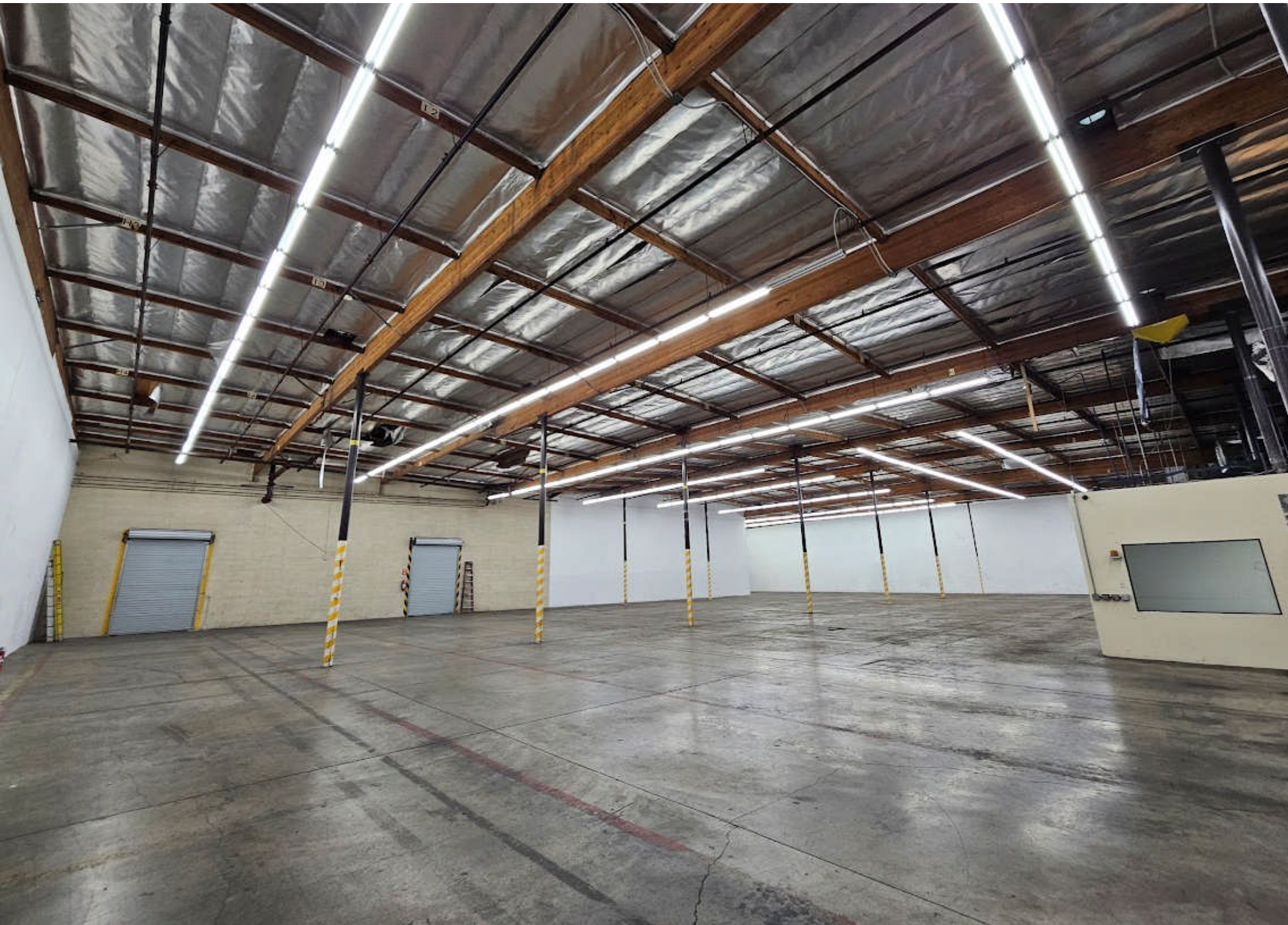
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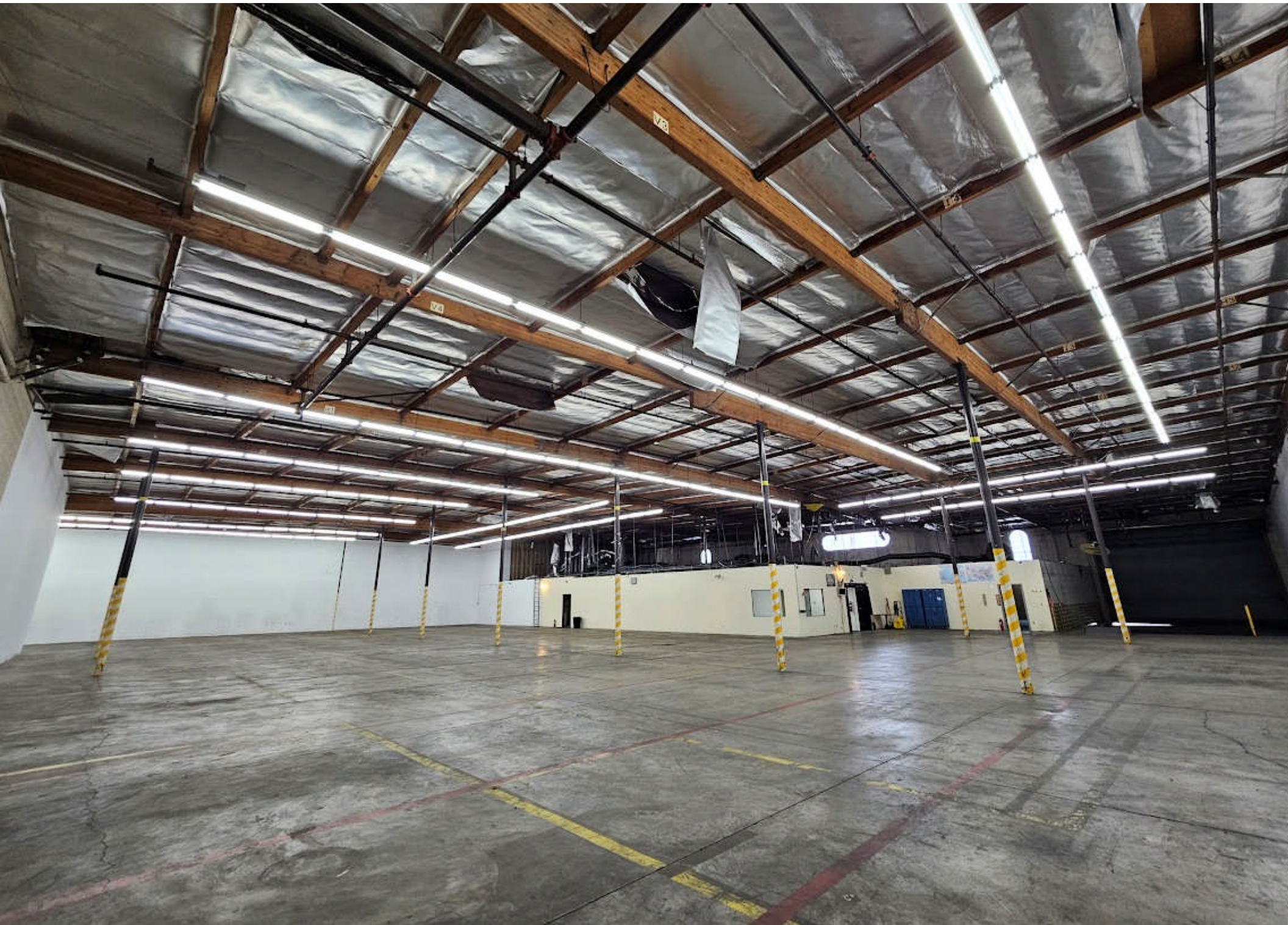
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