

Available SF 22,084 SF

Industrial For Lease

Building Size 26,886 SF



Address: 4801 W Exposition Blvd & 3417 S Vineyard Ave, Los Angeles, CA 90016

Cross Streets: Vineyard Ave/W Exposition Blvd

Secure Office/Industrial Complex in West Adams
 Easy Access to All Westside Cities / E-Line 1 Block Away
 Great Natural Light with Excellent Clearance (No Posts)
 Call Broker for More Office, Parking & Possible Divisions
 Loading on 3 Sides of Building / Dock is 15" High
 Divisible to 4,802 SF

Lease Rate/Mo: \$41,000
Lease Rate/SF: \$1.86
Lease Type: Gross
Available SF: 22,084 SF
Minimum SF: 22,084 SF
Prop Lot Size: POL
Term: 3-5 Years w/ Annual 3% COLA
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$88,062 / 2025
Yard: No
Zoning: CM-2D-CPIO

Sprinklered: Yes
Clear Height: 16'-17'
GL Doors/Dim: 2 / 13.5'x11.5'
DH Doors/Dim: 1 / 11'x11.5' (15" recess dock ht)
A: 400 **V:** 110/240 **O:** 3 **W:** 3
Construction Type: Framed
Const Status/Year Blt: Existing / 1942
Whse HVAC: No
Parking Spaces: 14 / **Ratio:** 0.6:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 4,802 SF / 7
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 2,000 SF
Include In Available: Yes
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: LA West
APN#: 5046-011-025,5046-011-041

Listing Company: Midland Business Properties

Agents: [Andrew Boyle 818-399-6260](mailto:aboyle3100@gmail.com), [John Boyle 310-828-6300](mailto:jboyle3100@gmail.com)

Listing #: 44443582

Listing Date: 03/03/2026

FTCF: CB250Y150S000

Notes: 4801 Expo has no fire sprinklers & 2nd power panel, built in 1956. 3417 Vineyard built 1942. Clear height: 16' 2" (17' at truss base). Suspended gas heater. Lessee to verify all information including measurements, electrical capacities & allowed uses of property. A. Boyle DRE# 02399368, J. Boyle DRE# 00542089.

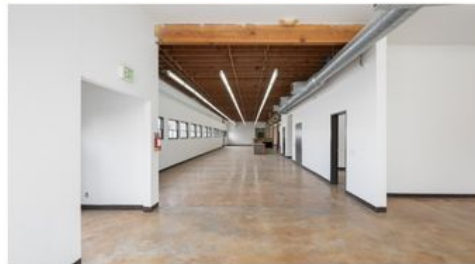
Andrew Boyle
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WEST LA INDUSTRIAL & OFFICE PROPERTY

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Office HVAC, bow truss ceilings, call broker regarding additional parking or office



For Additional Information:

John Boyle

Andrew Boyle

jboyle6300@gmail.com

aboyle3100@gmail.com

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310-828-6300 (DRE#00542089)

818-399-6260 (DRE#02399368)

Andrew Boyle
aboyle3100@gmail.com
818-399-6260

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