

Available Acres 0.35

Land For Lease

Available SF 15,255



**Address:** 4256 Whiteside St, Los Angeles, CA 90063

**Cross Streets:** Whiteside St/N Eastern Ave

Secure, M2-Zoned Yard w/ Motorized Entry Gate  
Includes 1,468 SF House/Office + 760 SF Storage Bldg  
Immediate Access to (10), (710), (5) & (101) Fwys  
Unincorporated LA County - No Municipal Business Tax  
Fully Fenced & Paved

<b>Lease Rate/Mo:</b>	\$9,916	<b>Available Acres:</b>	0.35 Ac	<b>Gas:</b>	Yes	<b>Specific Use:</b>	Industrial
<b>Lease Rate/SF:</b>	\$0.65	<b>Available SF:</b>	15,255 SF	<b>Water:</b>	Yes	<b>Zoning:</b>	M2
<b>Lease Type:</b>	Gross	<b>Divisible SF:</b>	No	<b>Sewer:</b>	Yes	<b>Rail Service:</b>	No
<b>Lease Terms:</b>	3-5 Years w/ An Adj	<b>Building SF:</b>	2,268 SF	<b>Electric:</b>	Yes	<b>Market Area:</b>	Outlying Los Angeles
<b>Sale Price/SF:</b>	NFS	<b>Yard:</b>	Fenced/Paved	<b>Fiber:</b>	No	<b>APN:</b>	5223-036-012
<b>Sale Price:</b>	NFS						

**Listing Company:** Reavis Realty  
**Agents:** [Eric Reavis 213-709-6760](mailto:eric@reavisrealty.com)

**Listing #:** 45109082 **Listing Date:** 06/19/2026 **FTCF:** CB000N000S000

**Notes:** Tenant shall independently verify building & lot size & dimensions, electrical service capacity, utilities, zoning and overlays and that tenant's intended use of the Premises is permitted under all applicable governmental requirements.