

UNDER NEW OWNERSHIP

One of a Kind M1 Zoned Site
Adjacent to Eagle Rock in
Los Angeles

IMPROVEMENTS
ARE UNDERWAY

4500
YORK BLVD



4500
YORK BLVD

CBRE  Lift Partners

±3.9 Acres (171,137 SF)
of Industrial Land for Lease

LOS ANGELES, CA 90041

PROPERTY HIGHLIGHTS

- RARE M1 ZONING IN A SUPPLY CONSTRAINED AREA
- HIGHLY VERSATILE RECTANGULAR SITE CONFIGURATION
- PERMITTED USES: LIGHT INDUSTRIAL MANUFACTURING, WAREHOUSING, DISTRIBUTION OR AUTOMOTIVE
- SITE DIVISIBLE DOWN TO 1 ACRE

SITE IMPROVEMENTS

- REPAVING
- NEW OFFICE
- INSTALLING NEW WROUGHT IRON FENCING WITH SCREENING AND GATES
- TIMELINE: IMPROVEMENTS COMPLETE IN AUGUST 2026



PROPERTY SPECIFICATIONS



SITE AC

±3.9 Acres (171,137 SF)



OFFICE BUILDING

9,273 SF



ZONING

M1



PRICE

\$0.83 per land SF, NNN



VEHICLE MAINTENANCE BUILDING

5,785 SF



EXISTING POWER

400 Amps, 120/240V (Office)
200 Amps, 120/240V (Maintenance Building)
4,000 Amp Upgrade in Progress



NNN

\$0.13 per land SF



TOTAL BUILDING SF

15,058 SF

ACCESS MAP



4500
YORK BLVD

 **BUR**

 **LAX**

 **LGB**

 **PORT OF LA/LONG BEACH**

- 7 MILES**
DTLA

- 13 MILES**
HOLLYWOOD
BURBANK AIRPORT

- 25 MILES**
LAX

- 33 MILES**
PORT OF
LOS ANGELES

S I T E P L A N

▼ GRADE LEVEL DOOR





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FOR MORE INFORMATION, PLEASE CONTACT:

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