

Available SF 9,806 SF Industrial For Lease Building Size 87,000 SF



**Property Name:** Alameda Business Centre  
**Address:** 2511 S Alameda St, Los Angeles, CA 90058  
**Cross Streets:** Alameda St/E 25th St

Smaller Unit in Alameda Business Center  
 1,331 SF A/C Offices  
 Excellent High Truss Whse  
 Minutes to Downtown LA Fashion & Arts District

<b>Lease Rate/Mo:</b>	\$11,767	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	1,331 SF / 3
<b>Lease Rate/SF:</b>	\$1.20	<b>Clear Height:</b>	22'	<b>Restrooms:</b>	3
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1 / 20'x14'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	9,806 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	9,806 SF	<b>A: 200 V: 240 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Tiltwall	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1978	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	Yes	<b>Possession:</b>	07/01/2020
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 10 / Ratio: 1.0:1</b>		<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	CBD
<b>Zoning:</b>	M2			<b>APN#:</b>	5117-017-015

**Listing Company:** Sterling Industrial Prop.  
**Agents:** [Brad Harris 213-448-3313](mailto:brad@sterling-props.com), [Arnie Blumberg 213-483-3601](mailto:arnie@sterling-props.com)  
**Listing #:** 24438906 **Listing Date:** 04/06/2020 **FTCF:** CB225Y150S000/A0AA  
**Notes:** Gross rent includes CAM, RE Taxes and INS. Part of industrial park. Contact Brad Harris to Show 213-448-3313/bharris@sterling-props.com