

2551

S. ALAMEDA ST.

LOS ANGELES, CA 90058

STERLING
INDUSTRIAL PROPERTIES

27,364 SF FOR LEASE

OUTSTANDING UNIT W/ EXCELLENT VISIBILITY

DOCK HIGH LOADING

22' CLEAR

ALAMEDA BUSINESS CENTRE

ARNIE BLUMBERG

BRAD HARRIS

📞 213-215-2300

📞 213-448-3313

✉️ ablumberg@sterlingprops.com

✉️ bharris@sterlingprops.com

🌐 www.sterlingprops.com

ALAMEDA BUSINESS CENTRE



510,109 SF FOR LEASE

UNITS FROM 9,860-29,800 SF (EXPANDABLE)

DTLA/ARTS DISTRICT ADJACENT

TRUCK HIGH LOADING

HIGH TRUSS/FOIL INSOLATED CEILINGS



ARNIE BLUMBERG

BRAD HARRIS

📞 213-215-2300

📞 213-448-3313

✉️ ablumberg@sterlingprops.com

✉️ bharris@sterlingprops.com

🌐 www.sterlingprops.com

I

Building Highlights



- ◆ 2 dock high loading + 4 ground level loading position
- ◆ 22' clearance
- ◆ Calculated fire sprinklers
- ◆ Excellent truck access
- ◆ 2,425 SF deluxe offices
- ◆ 200 AMPS, 120/208V, 3 PH POWER
- ◆ 28-car gated parking
- ◆ Skylights & foil insulated ceiling
- ◆ Business park environment
- ◆ Outstanding, centrally located distribution facility

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.



Specs



UNIT SIZE	27,364 SF
LAND SIZE	POL
CONSTRUCTION	CONCRETE TILT-UP
ZONING	M2
OFFICE SIZE	2,425 SF
DOCK HIGH POSITIONS	2
GROUND LEVEL POSITIONS	4
CLEAR HEIGHT	22'
FIRE SPRINKLERS	YES - CALCULATED
LIGHTING	LED
POWER	200A, 120/208V, 3PH
SKYLIGHTS	YES
FOIL INSULATION	YES
PARKING	28
LEASE RATE	\$1.50 GROSS
OCCUPANCY	NOW

Typical warehouse layout at Alameda Business Centre and intended for illustrative purposes only.

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.



Location Highlights

1/2 MILE SOUTH OF I-10
FREEWAY

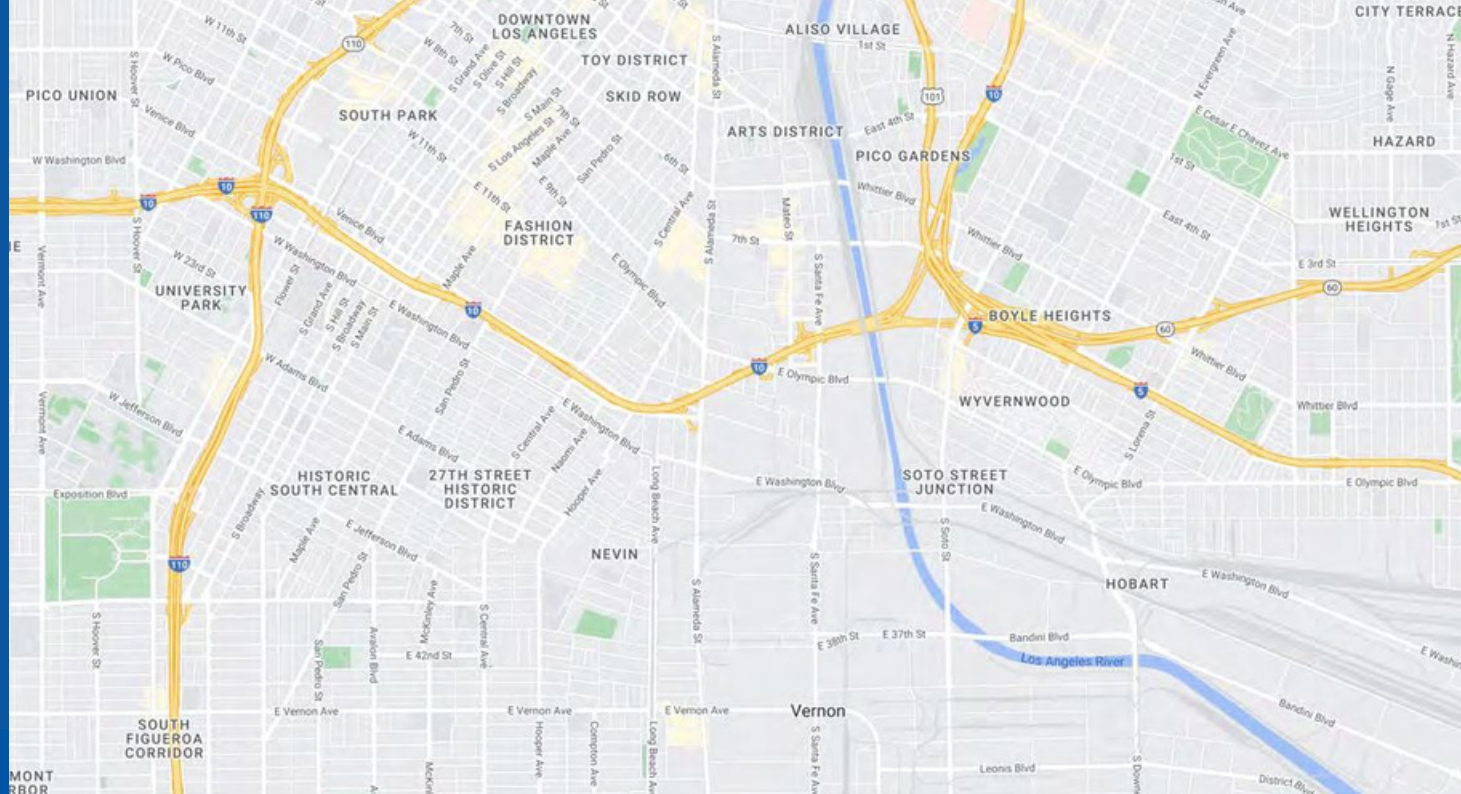
1 1/2 MILES TO EAST LA
FREEWAY INTERCHANGE

QUICK AND EASY ACCESS TO
DTLA & FASHION DISTRICT

5 MINUTES TO ARTS DISTRICT
RESTAURANTS & AMENITIES

WALKING DISTANCE TO METRO
BLUE (A) LINE STATION

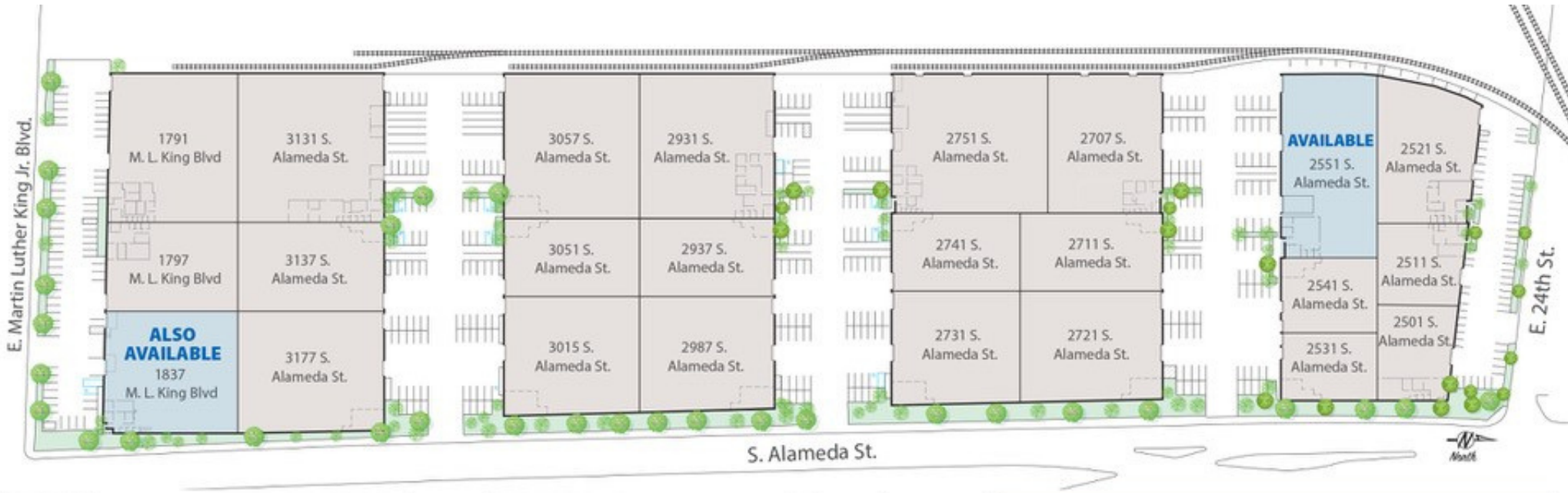
IDEAL LAST MILE LOCATION
WITH POPULATION OF 1
MILLION WITHIN 5 MILES



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.

IV

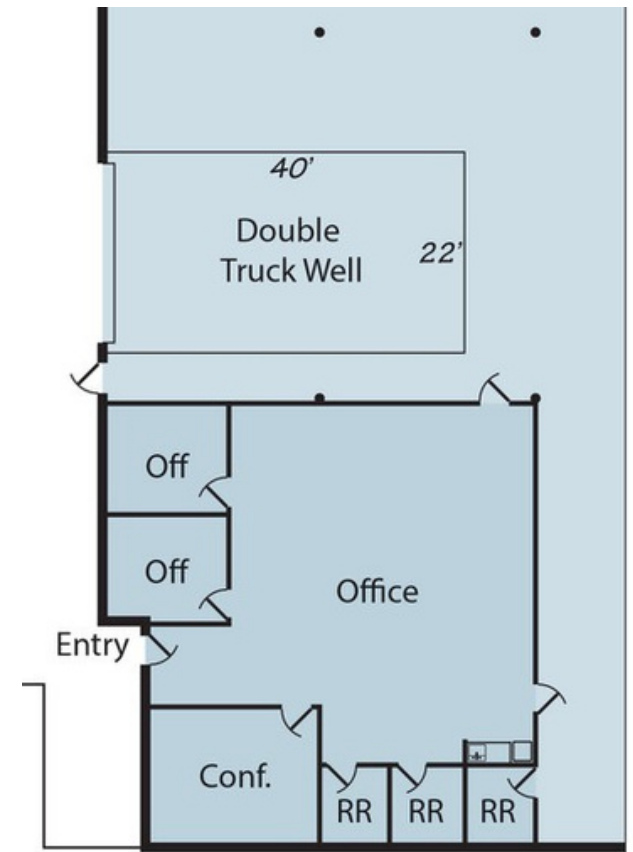
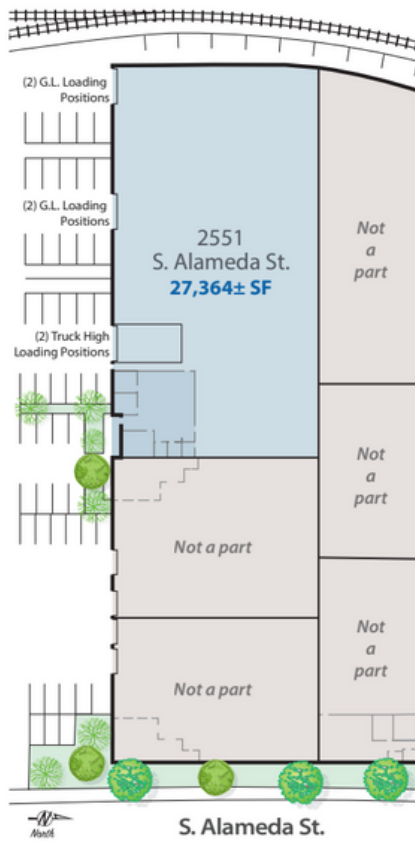
Project Site Plan



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.



Unit Floor Plan



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.

VI

Photos



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material.

STERLING

INDUSTRIAL PROPERTIES

ARNIE BLUMBERG

213-215-2300
ablumberg@sterlingprops.com

BRAD HARRIS

213-448-3313
bharris@sterlingprops.com

 www.sterlingprops.com

