



# FOR LEASE

1820 E. 41<sup>st</sup> Street, Los Angeles, CA 90058

**41,064 SF Industrial Building**

**\$47,224/Month (\$ 1.15/SF) Gross**



## FEATURES

|                           |                              |
|---------------------------|------------------------------|
| Available Square Footage  | 41,064                       |
| Land Square Footage       | 43,124                       |
| Office Square Footage     | 6,130                        |
| Parking                   | 15                           |
| Dimensions                | Verify                       |
| Loading                   | 2 GL Doors (20' x 14')       |
| Minimum Ceiling Clearance | 28'                          |
| Power                     | 1600A, 120-208 Volts, 3P, 4W |
| Sprinkler System          | .21/1500                     |
| Year Built                | 1989                         |
| Construction              | Concrete Block               |
| Zoning                    | M2                           |

## HIGHLIGHTS

Excellent Light Manufacturing Building  
Great Central Los Angeles Location  
Adjacent to Alameda Street, 1 mile South of 10 Freeway  
7,432 SF Mezzanine with 3,500 lb Freight Elevator  
Conveyor belt in place to move product between floors.  
Available March 1, 2024

## ACCESSIBILITY

### MILES TO

|                                       |      |
|---------------------------------------|------|
| Los Angeles International Airport     | 17.0 |
| Long Beach Airport                    | 20.0 |
| Los Angeles & Long Beach Ports (both) | 21.0 |

### IMMEDIATE ACCESS TO

405, 110, 710, and 91 Freeways



### WESLEY BABI

Cal DRE Lic# 01822752

310.436.6481

wbabi@lareminc.com



### COLIN LANCASTER

Cal DRE Lic# 02197733

310.436.6488

clancaster@lareminc.com



### DIMITRI PETRAKIS

Cal DRE Lic# 02208946

310.620.8770

dpetrakis@lareminc.com



310.719.1585 // [www.lareminc.com](http://www.lareminc.com)

165 Savarona Way, Carson, California 90746

**TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# FOR LEASE

1820 E. 41<sup>st</sup> Street, Los Angeles, CA 90058

## SITE PLAN



Drawing not to scale.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



310.719.1585 // [www.lareminc.com](http://www.lareminc.com)

165 Savarona Way, Carson, California 90746

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993