

4252

WHITESIDE ST.

LOS ANGELES 90063



REAVIS REALTY
INDUSTRIAL REAL ESTATE



FOR LEASE | 7,900 SF

IMMACULATELY REFURBISHED FREESTANDING BUILDING
7,600 SF FENCED YARD W/ MOTORIZED GATE
800 AMPS OF 3-PHASE POWER

ERIC REAVIS, SIOR

01216423

213.709.6760

eric@reavisrealty.com

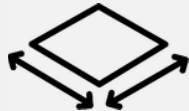
www.reavisrealty.com

01

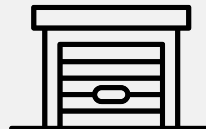
Property Highlights



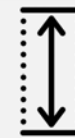
7,900 SF
AVAILABLE SF



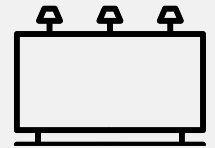
16,018 LAND SF
± 50% BUILDING COVERAGE



GROUND LEVEL LOADING
OVERSIZED 15' X 13' LOADING DOOR



16' CLEARANCE



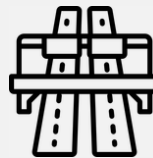
HIGH VISIBILITY I-10 FRONTAGE
POTENTIAL FREEWAY SIGNAGE



500 SF
WELL-APPOINTED
OFFICES



NO MUNICIPAL BUSINESS TAX
UNINCORPORATED LA COUNTY



FREEWAY ACCESS
IMMEDIATE ACCESS TO
(10), (710), (5) & (101)



800 AMPS, 3-PHASE
ELECTRICAL SERVICE



NEW LED LIGHTING
IN WAREHOUSE

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02

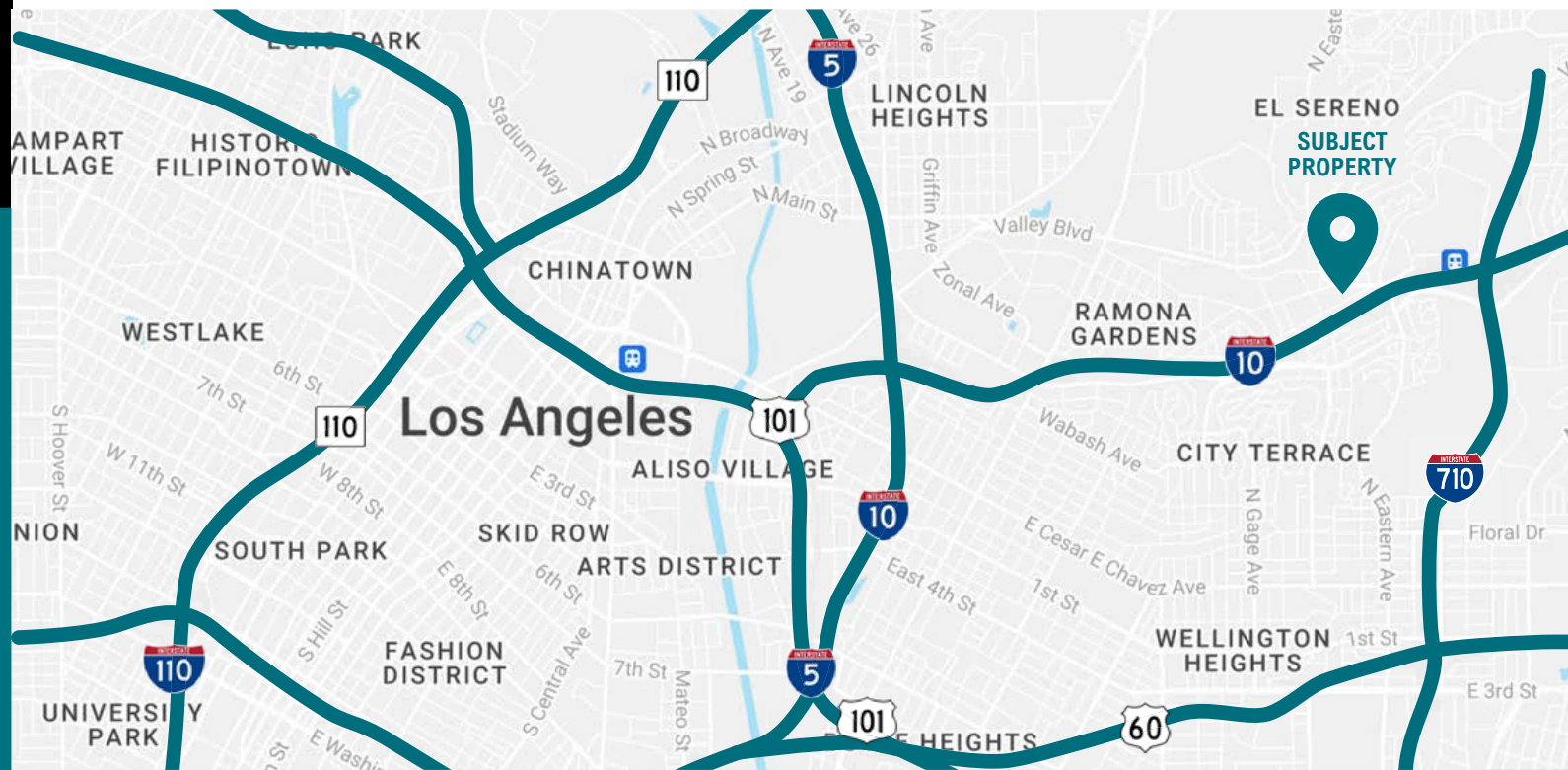
Specs

BUILDING SIZE	7,900 SF
LAND SIZE	16,018 SF
OFFICE SIZE	500 SF
GROUND LEVEL DOORS	1
FENCED PARKING	20 (EST.)
LIGHTING	NEW LED FIXTURES
POWER	800A, 120/208V, 3-Ph, 4W
ZONING	M2 LC
OCCUPANCY	NOW
LEASE RATE	\$1.10 PSF, INDUSTRIAL GROSS

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03

Location Highlights



IMMEDIATE ACCESS TO
(10), (710), (5) & (101)
FREEWAYS

QUICK & EASY ACCESS TO
DTLA

STRATEGIC CENTRAL
LOCATION WITH
UNPARALLELED FWY ACCESS
TO **SERVE WESTSIDE,
SOUTHBAY & SAN
FERNANDO VALLEY** MARKETS

**UNINCORPORATED LA
COUNTY** - NO MUNICIPAL
BUSINESS TAX



05

Photos



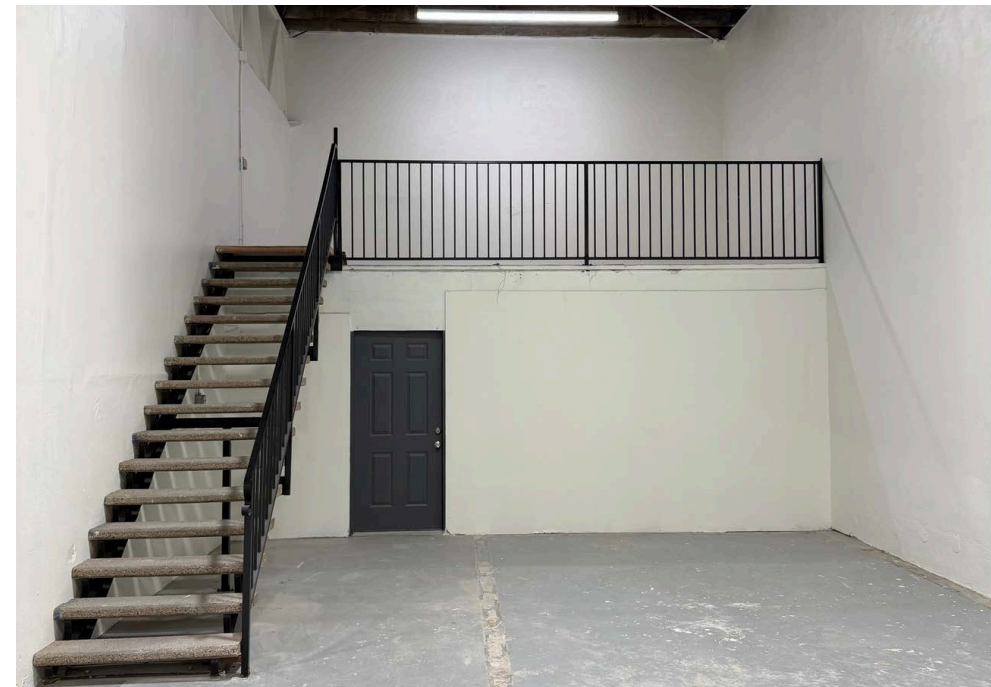
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05

Photos

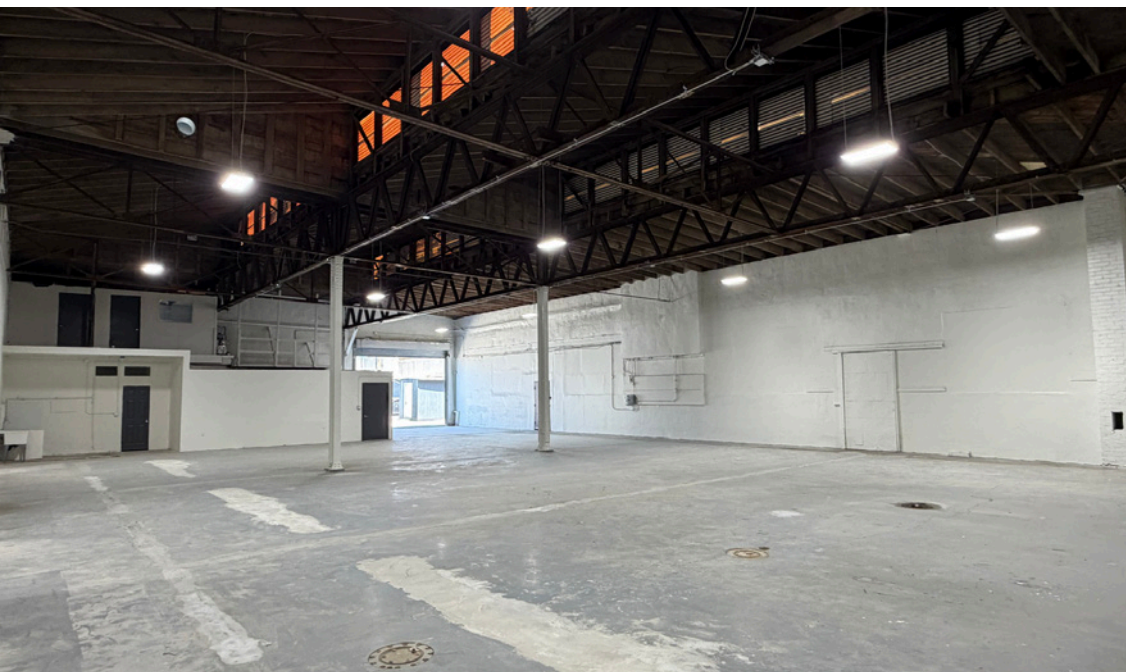


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05

Photos



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POTENTIAL FOR 1-10 FREEWAY SIGNAGE



05
Photos



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