

1837 E. MARTIN LUTHER KING JR. BLVD.
Los Angeles, CA 90058



FOR LEASE

27,700 SF
DTLA ADJACENT
4 DOCK HIGH SPOTS
22' CLEAR

ALAMEDA

BUSINESS CENTRE



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Building Highlights



- ◆ 4 dock high loading positions
- ◆ 22' clearance
- ◆ Calculated fire sprinklers
- ◆ Excellent truck access
- ◆ 2,400 SF deluxe offices
- ◆ 1,200 AMPS, 277/480V, 3 PH POWER
- ◆ 22-car gated parking
- ◆ Skylights & foil insulated ceiling
- ◆ Business park environment
- ◆ Outstanding, centrally located distribution facility

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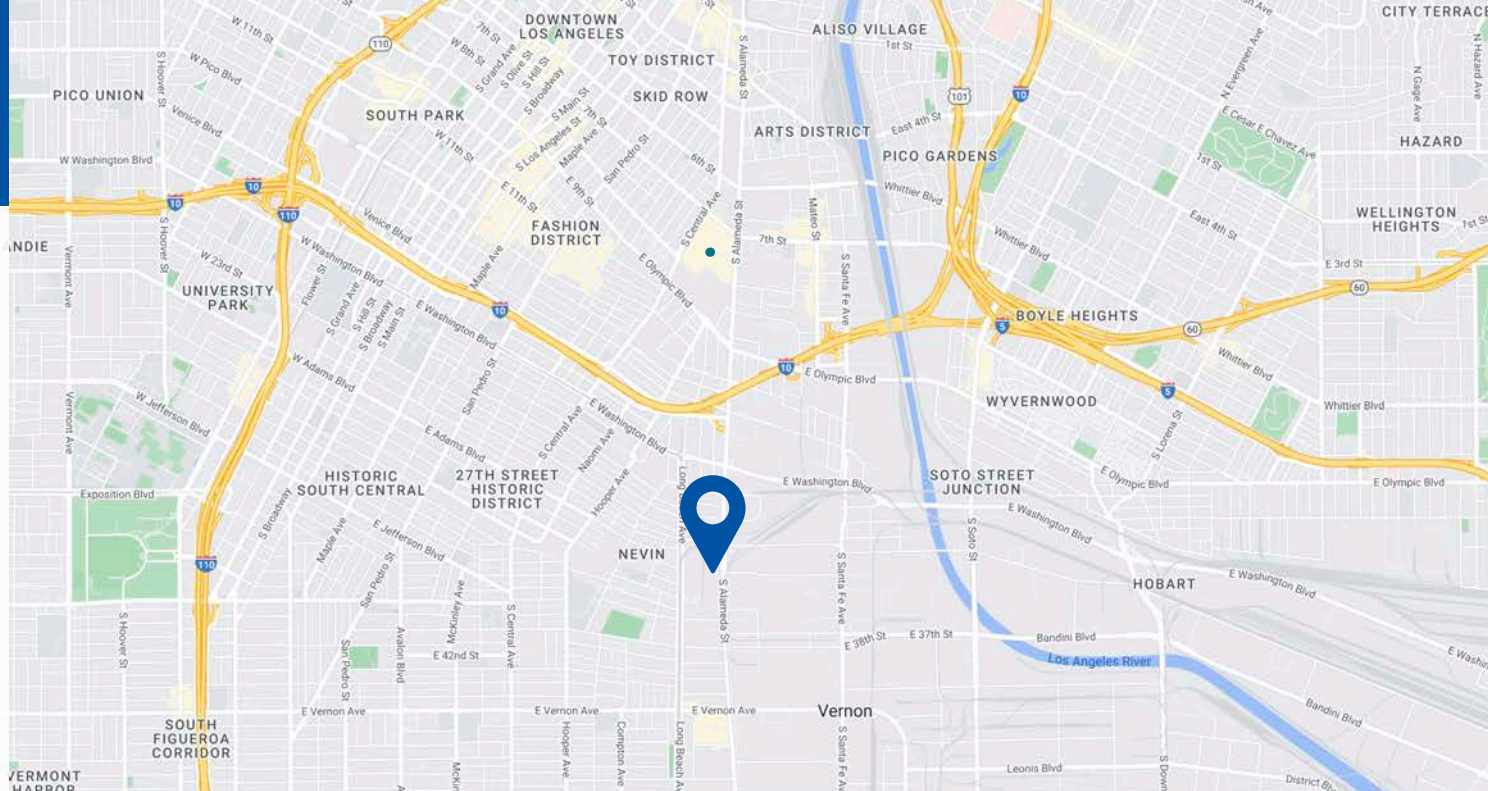
II Specs

UNIT SIZE	27,700 SF
LAND SIZE	POL
CONSTRUCTION	CONCRETE TILT-UP
ZONING	M2
OFFICE SIZE	2,400 SF
DOCK HIGH POSITIONS	4
CLEAR HEIGHT	22'
FIRE SPRINKLERS	YES - CALCULATED
LIGHTING	LED
POWER	1,200A, 277/480V, 3PH
SKYLIGHTS	YES
FOIL INSULATION	YES
PARKING	22
LEASE RATE	1.82 GROSS
OCCUPANCY	NOW

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



III
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

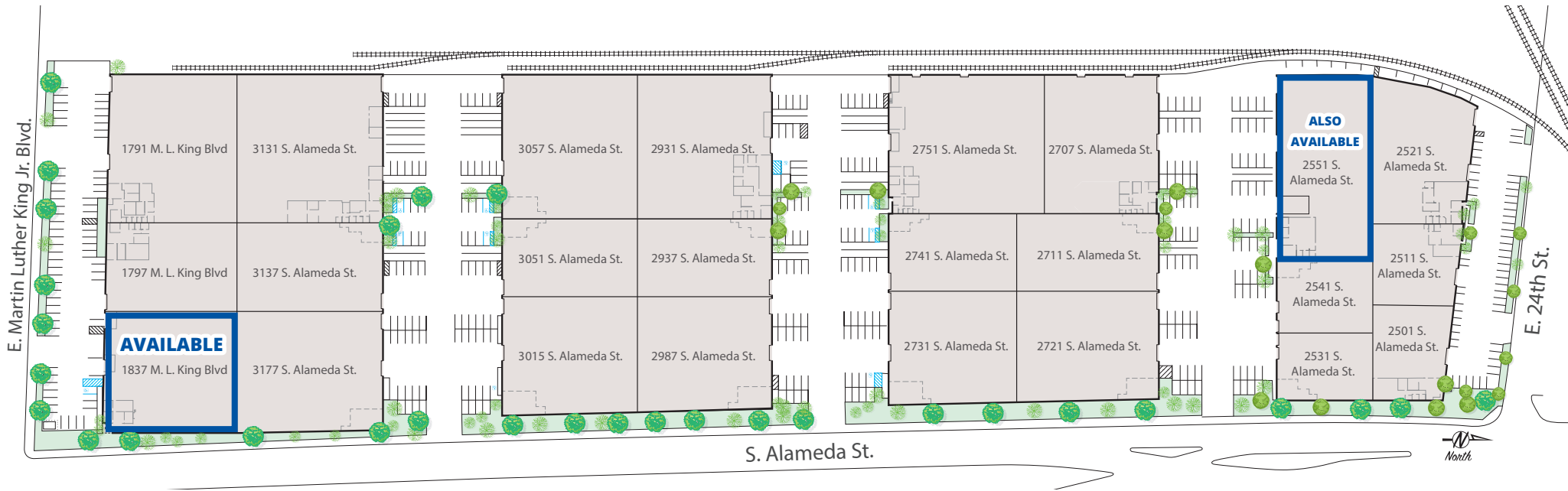
WALKING DISTANCE TO METRO
BLUE (A) LINE STATION

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



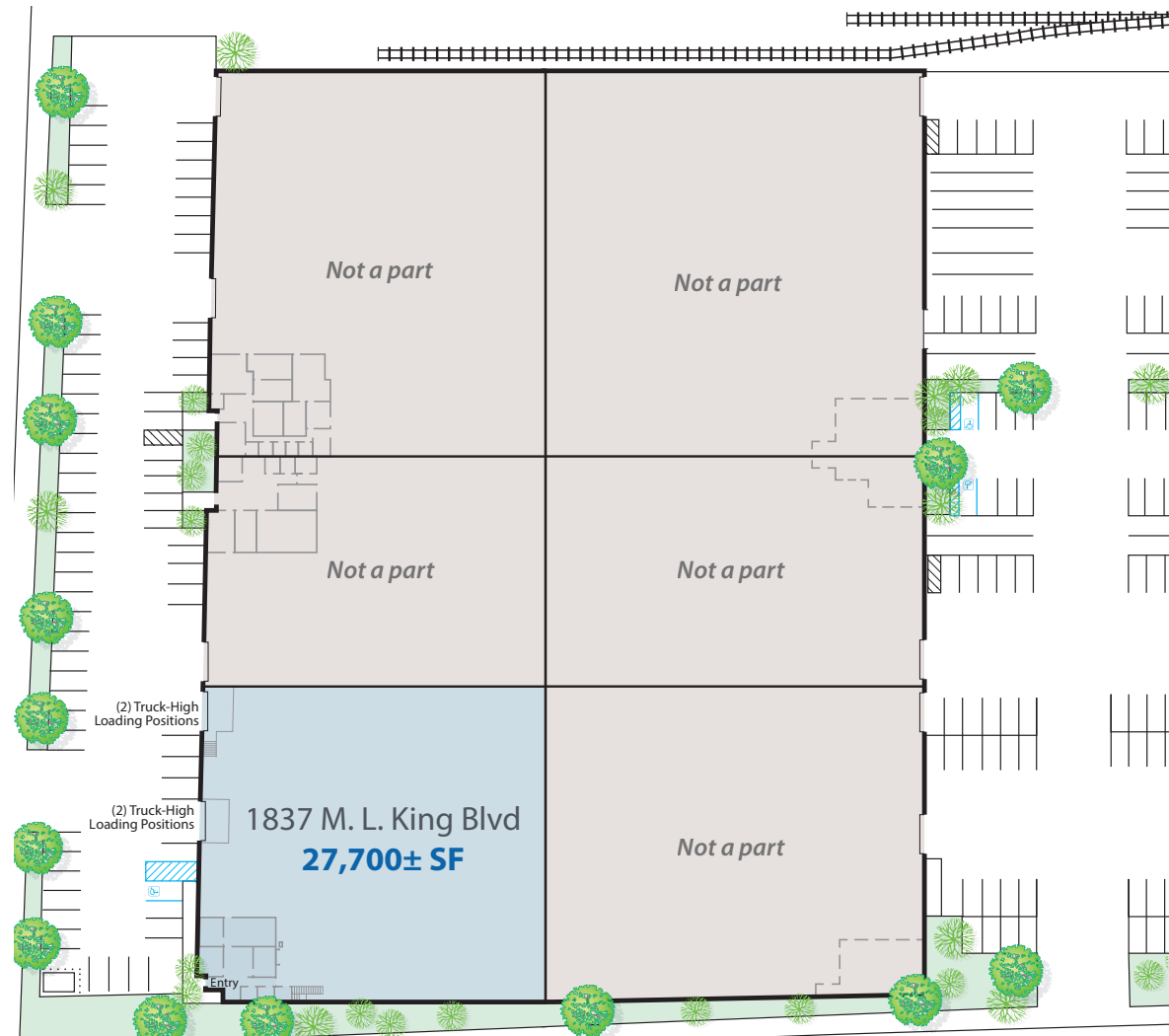
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IV Property Site Plan



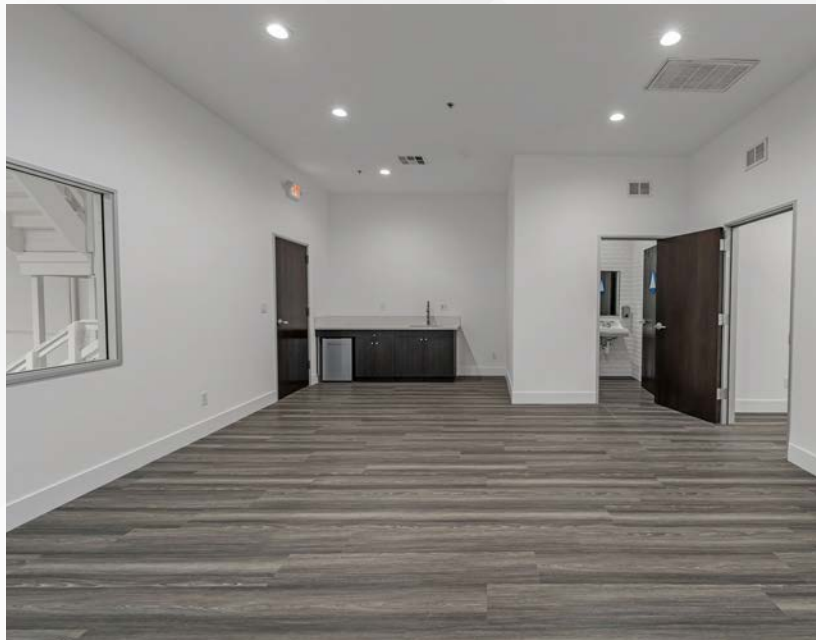
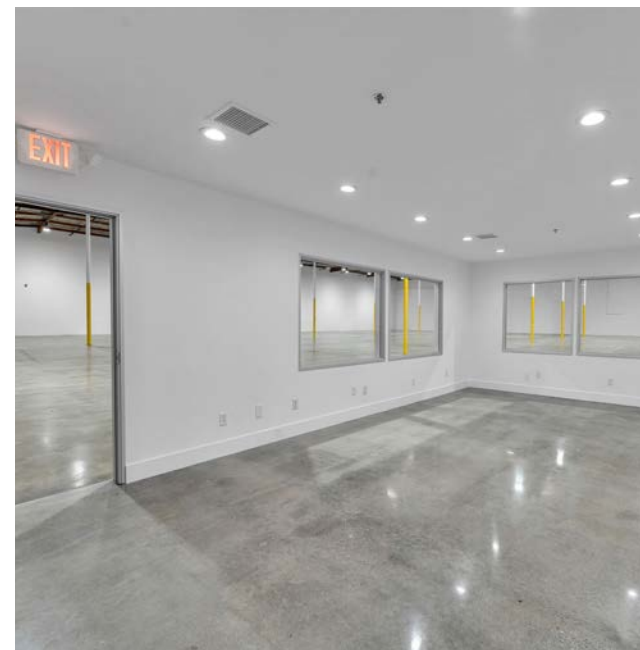
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V Unit Floor Plan



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VI Unit & Project Photos



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