

Available SF 24,990 SF

Industrial For Lease

Building Size 138,000 SF



Property Name: Alameda Business Centre
Address: 2707 S Alameda St, Los Angeles, CA 90058
Cross Streets: Alameda St/E 25th St

24,990 SF in Alameda Business Centre
 Excellent High Truss Warehouse with LED Lighting
 4 Truck High Loading Spots and Extra Parking
 2,300 SF Beautifully Designed Offices and Restrooms
 Minutes to Downtown LA Fashion & Arts Districts

Lease Rate/Mo: \$29,988
Lease Rate/SF: \$1.20
Lease Type: Gross
Available SF: 24,990 SF
Minimum SF: 24,990 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: M2

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 0
DH Doors/Dim: 4
A: 200 V: 120/280 O: 3 W: 3
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978
Whse HVAC: No
Parking Spaces: 31 / Ratio: 1.2:1/
Rail Service: Yes
Specific Use: Warehouse/Distribution

Office SF / #: 2,300 SF / 5
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: CBD
APN#: 5117-017-015

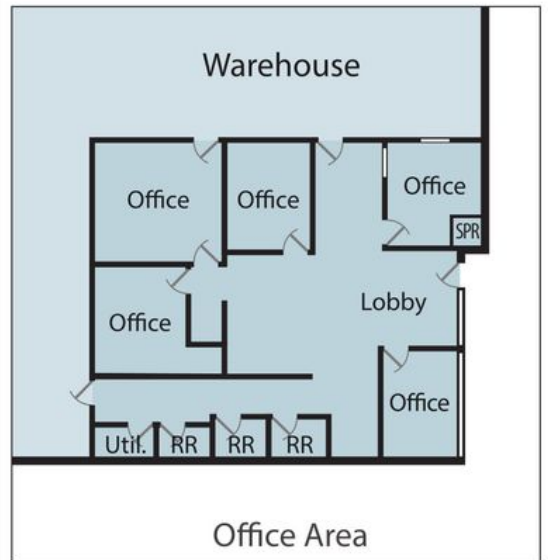
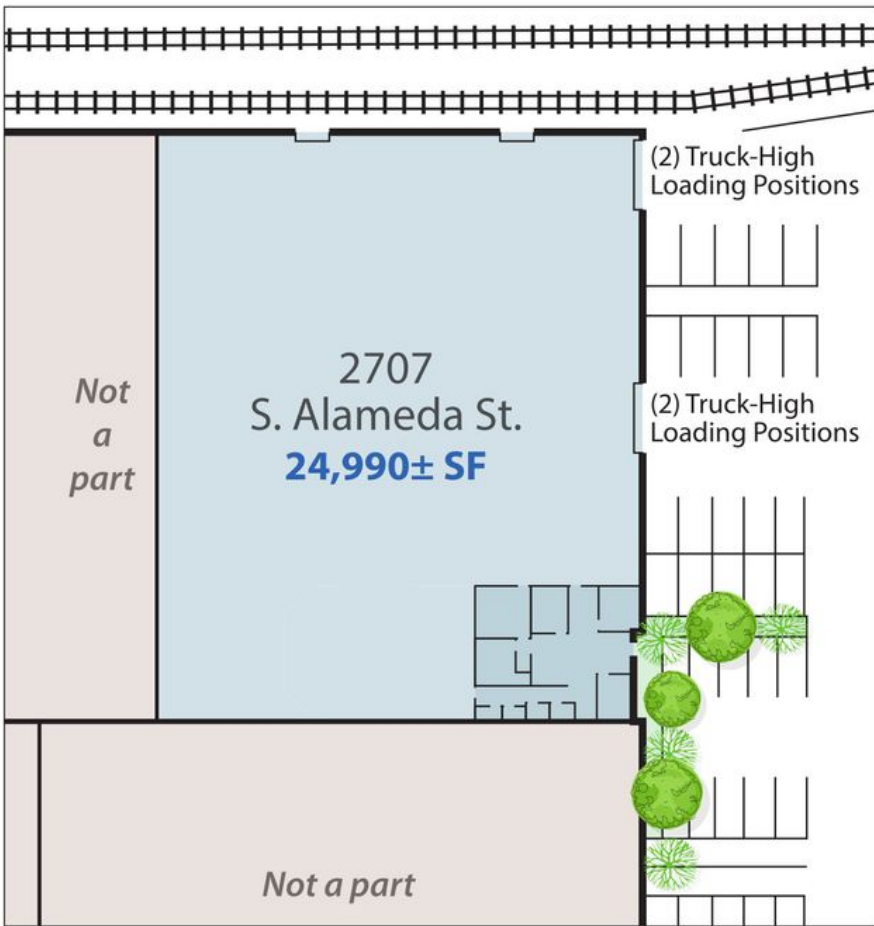
Listing Company: Sterling Industrial Realty, Inc
Agents: [Brad Harris 213-448-3313](mailto:Brad.Harris@sterlingprops.com)

Listing #: 42993153

Listing Date: 07/18/2025

FTCF: CB220Y150S000

Notes: Gross rent includes taxes, ins., & CAM. Polished concrete office and restroom floors. Part of industrial park. Contact Brad Harris to show 213-448-3313 bharris@sterlingprops.com. Call broker regarding commission.



2707 **S. ALAMEDA ST.**
LOS ANGELES, CA 90058



24,990 SF FOR LEASE
OUTSTANDING UNIT W/ DOCK HIGH LOADING
2,300 SF DELUXE OFFICES
22' CLEAR



ALAMEDA BUSINESS CENTRE

BRAD HARRIS



213-448-3313



bharris@sterlingprops.com



www.sterlingprops.com

ALAMEDA BUSINESS CENTRE



509,827 SF FOR LEASE

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

DTLA/ARTS DISTRICT ADJACENT

TRUCK HIGH LOADING

HIGH TRUSS/FOIL INSOLATED CEILINGS



I

Building Highlights



- ◆ 4 dock high loading positions
- ◆ 22' clearance
- ◆ Calculated fire sprinklers
- ◆ Excellent truck access
- ◆ 2,300 SF deluxe offices
- ◆ 200 AMPS, 120/208V, 3 PH POWER
- ◆ 31-car parking
- ◆ Skylights & foil insulated ceiling
- ◆ Professionally managed/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	24,990 SF
LAND SIZE	POL
CONSTRUCTION	CONCRETE TILT-UP
ZONING	M2
OFFICE SIZE	2,300 SF
CLEAR HEIGHT	22'
FIRE SPRINKLERS	YES - CALCULATED
LIGHTING	LED
POWER	200A, 120/208V, 3PH
SKYLIGHTS	YES
FOIL INSULATION	YES
PARKING	31
LEASE RATE	\$1.20 GROSS
OCCUPANCY	NOW

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Location Highlights

1/2 MILE SOUTH OF I-10
FREEWAY

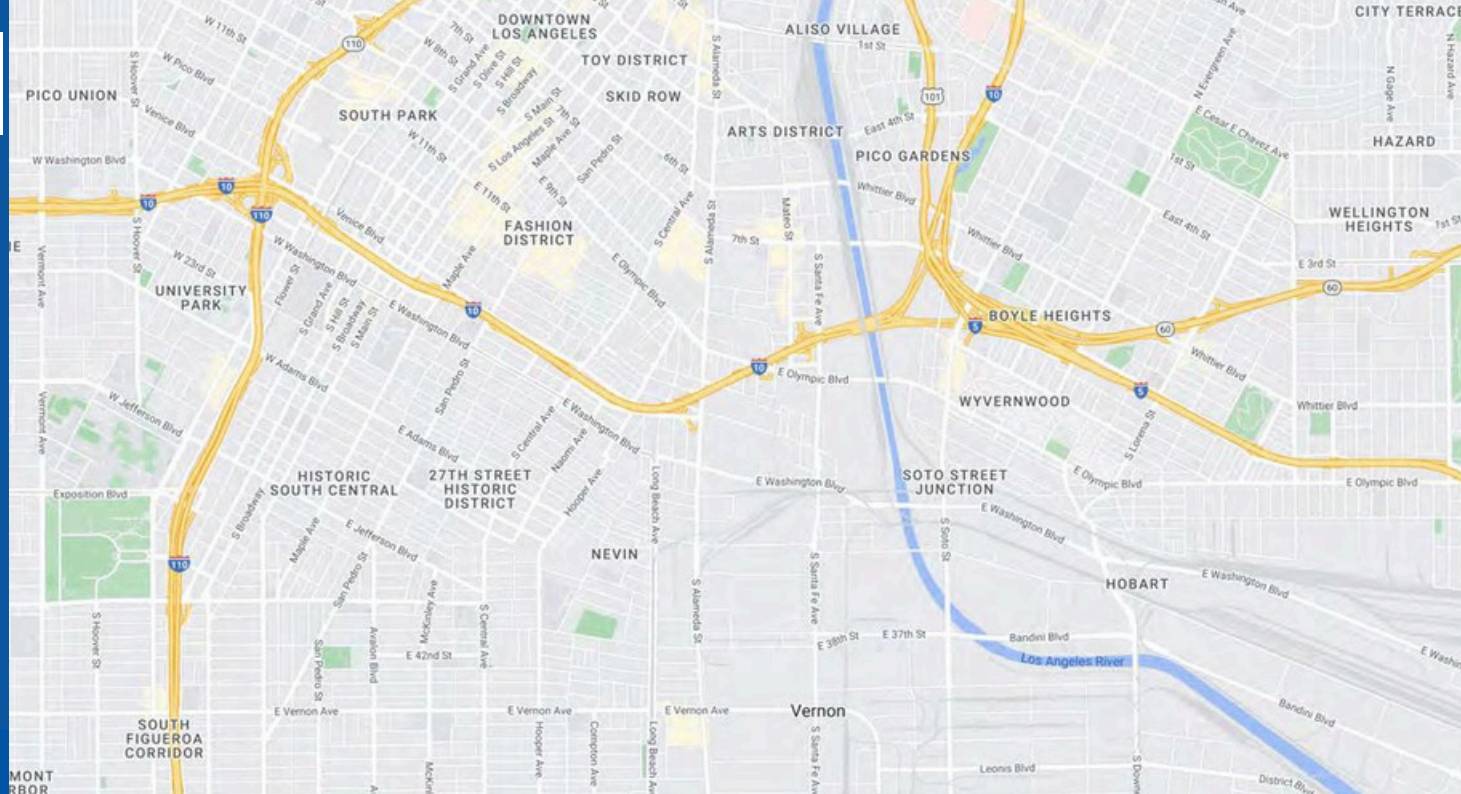
1 1/2 MILES TO EAST LA
FREEWAY INTERCHANGE

QUICK AND EASY ACCESS TO
DTLA & FASHION DISTRICT

5 MINUTES TO ARTS DISTRICT
RESTAURANTS & AMENITIES

WALKING DISTANCE TO METRO
BLUE (A) LINE STATION

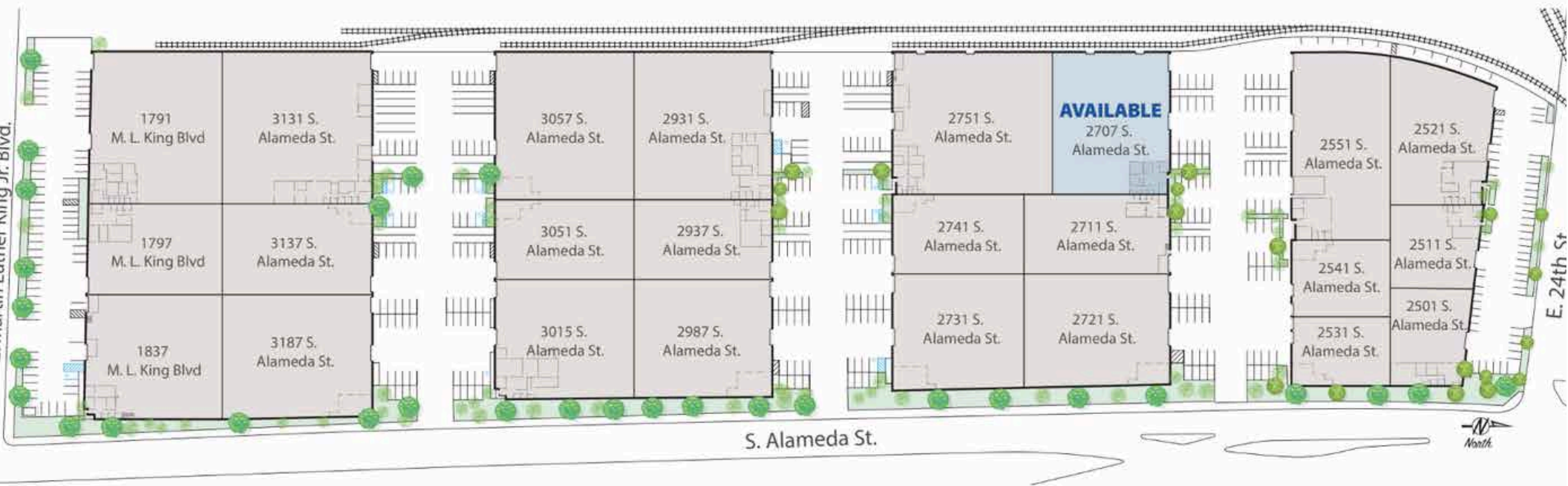
IDEAL LAST MILE LOCATION
WITH POPULATION OF 1
MILLION WITHIN 5 MILES



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IV

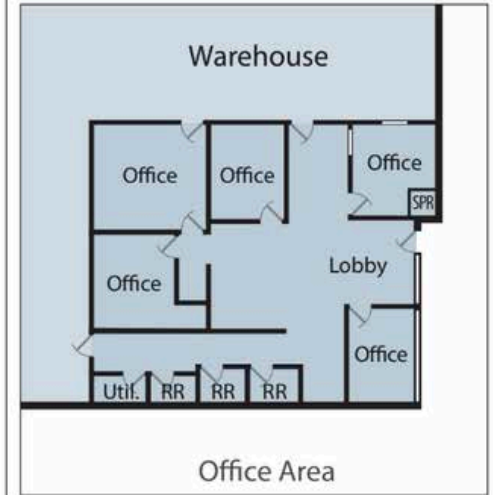
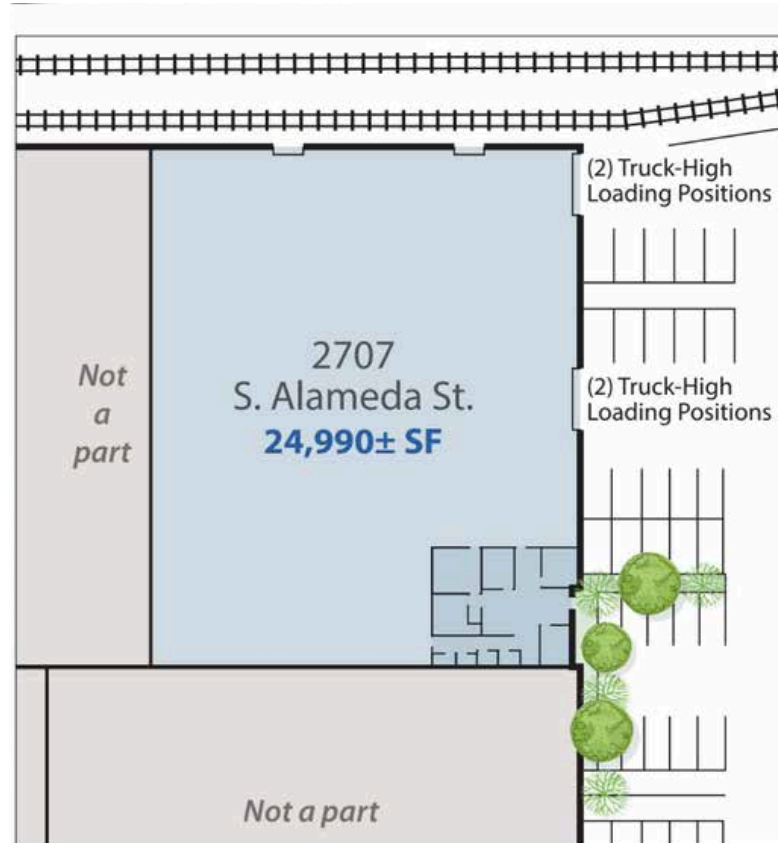
Project Site Plan



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V

Unit Floor Plan



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VI

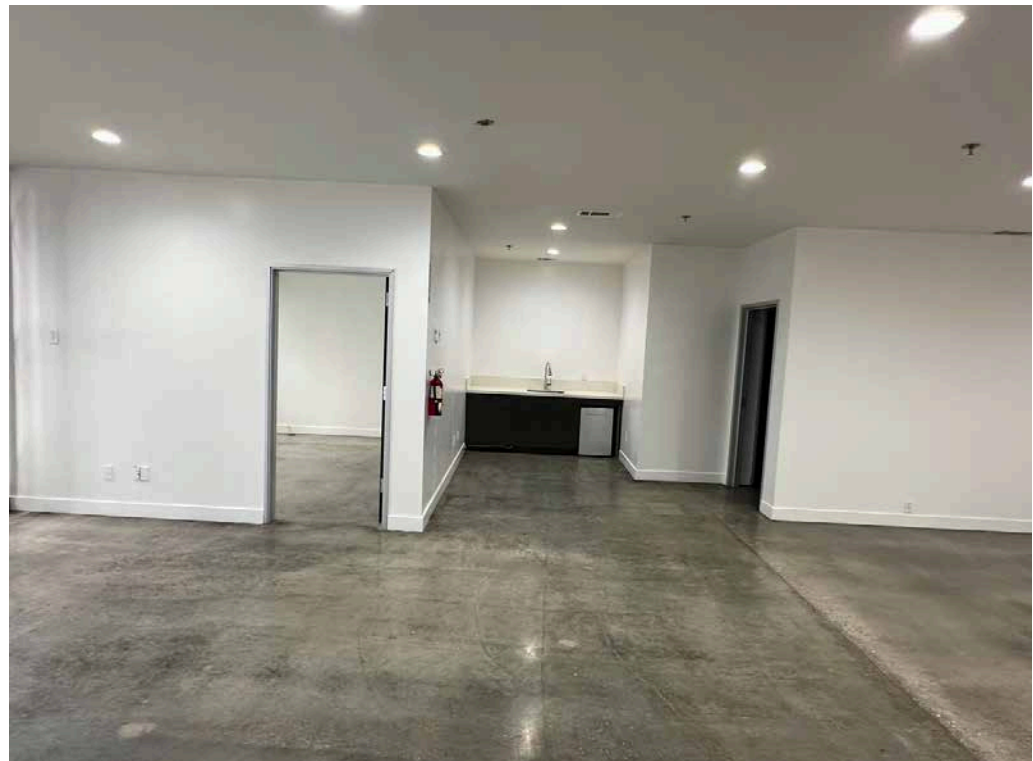
Photos



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VI

Photos



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STERLING

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