

Available SF 2,400 SF

Industrial For Lease

Building Size 37,772 SF



**Property Name:** Patata Business Park  
**Address:** 4901 Patata St, Bldg 4, Unit 403, Cudahy, CA 90201  
**Cross Streets:** Patata St/Atlantic Ave

Excellent Warehousing or Manufacturing Space  
 Renovated Interior  
 Completed Enhancements Including: Fresh Exterior Paint  
 Improved Lighting and Landscaping  
 24-hour Security Camera Monitoring

<b>Lease Rate/Mo:</b>	TBD	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	500 SF
<b>Lease Rate/SF:</b>	TBD	<b>Clear Height:</b>	16'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	2,400 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	2,400 SF	<b>A: 200 V: 240 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1987	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	Yes	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 2 / Ratio:</b>	0.8:1	<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Commerce/Vernon
<b>Zoning:</b>	LI			<b>APN#:</b>	6224-034-033
<b>Listing Company:</b>	CBRE - El Segundo				
<b>Agents:</b>	<a href="mailto:matthew.tuinstra@cbre.com">Matthew Tuinstra 310-363-4873</a> , <a href="mailto:cameron.merrill@cbre.com">Cameron Merrill 310-463-1317</a>				
<b>Listing #:</b>	44486651	<b>Listing Date:</b>	03/10/2026	<b>FTCF:</b>	CB250N000S000
<b>Notes:</b>	All measurements are approximate. Lessee to verify all information.				



FOR LEASE

**CBRE**

Patata Business Park | 4901 Patata Street  
Unit 403 | 2,400 SF

**Site Plan****Contact Us****Matthew Tuinstra**

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CBRE - El Segundo

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