

UNDER NEW OWNERSHIP

One of a Kind M1 Zoned Site
Adjacent to Eagle Rock in
Los Angeles

IMPROVEMENTS
ARE UNDERWAY

4500
YORK BLVD

LINCOLN AVE.

N. AVE. 46

N. AVE. 45

YORK BLVD.

4500
YORK BLVD

CBRE  Lift Partners

±3.9 Acres (171,137 SF)
of Industrial Land for Lease

LOS ANGELES, CA 90041

PROPERTY HIGHLIGHTS

- RARE M1 ZONING IN A SUPPLY CONSTRAINED AREA
- HIGHLY VERSATILE RECTANGULAR SITE CONFIGURATION
- PERMITTED USES: LIGHT INDUSTRIAL MANUFACTURING, WAREHOUSING, DISTRIBUTION OR AUTOMOTIVE
- SITE DIVISIBLE DOWN TO 1 ACRE

SITE IMPROVEMENTS

- REPAVING
- NEW OFFICE
- INSTALLING NEW WROUGHT IRON FENCING WITH SCREENING AND GATES
- TIMELINE: IMPROVEMENTS COMPLETE IN Q4 2026



PROPERTY SPECIFICATIONS



SITE AC
±3.9 Acres (171,137 SF)



OFFICE BUILDING
9,273 SF



ZONING
M1



PRICE
\$0.83 per land SF, NNN



VEHICLE MAINTENANCE BUILDING
5,785 SF



EXISTING POWER
400 Amps, 120/240V (Office)
200 Amps, 120/240V (Maintenance Building)
4,000 Amp Upgrade in Progress



NNN
\$0.13 per land SF



TOTAL BUILDING SF
15,058 SF

ACCESS MAP

 BUR

4500
YORK BLVD

Los Angeles

Santa Monica

 LAX

Inglewood

 LGB



PORT OF LA/LONG BEACH

7 MILES
DTLA

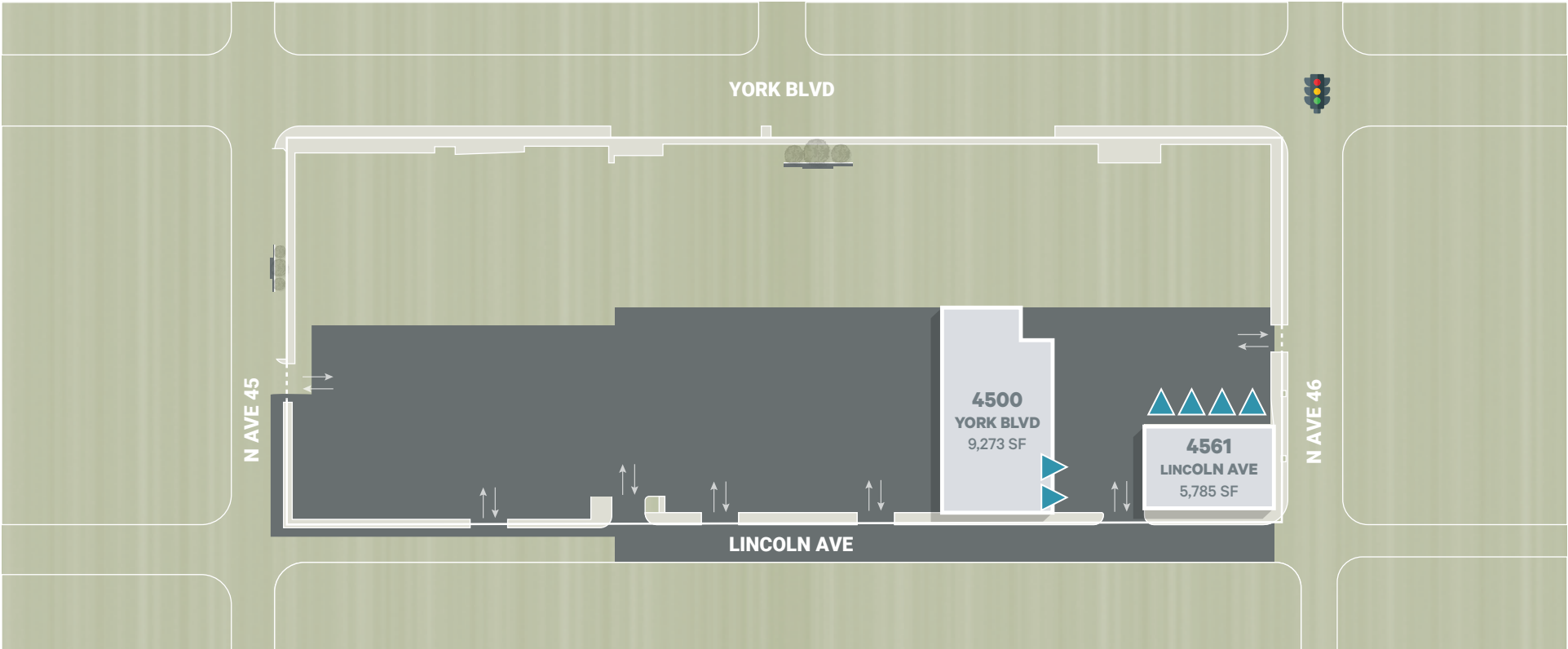
13 MILES
HOLLYWOOD
BURBANK AIRPORT

25 MILES
LAX

33 MILES
PORT OF
LOS ANGELES

S I T E P L A N

▼ GRADE LEVEL DOOR





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FOR MORE INFORMATION, PLEASE CONTACT:

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