

8148 S ALAMEDA STREET

HUNTINGTON PARK • CA 90255

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

FOR LEASE
±3,500 SF INDUSTRIAL UNIT

MILES SOLOMON

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CORP ID 02174865 Los Angeles, CA 90012

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

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PROPERTY HIGHLIGHTS



10-Foot-Tall Fenced
Lot with Remote-
Operated Gate



Extremely
Secured
Yard



Heavy Industrial
Building



Excellent Clear
Height



Heavy
Power



New
Construction

8148 S Alameda St, Huntington Park, CA offers 3,500 SF of industrial space. This heavy industrial building features 800A/480V power, 1 ground-level door, and a 10,000 SF fenced yard with a remote-controlled gate for secure access. The property is vacant and available now, ideal for industrial users in a central LA location.

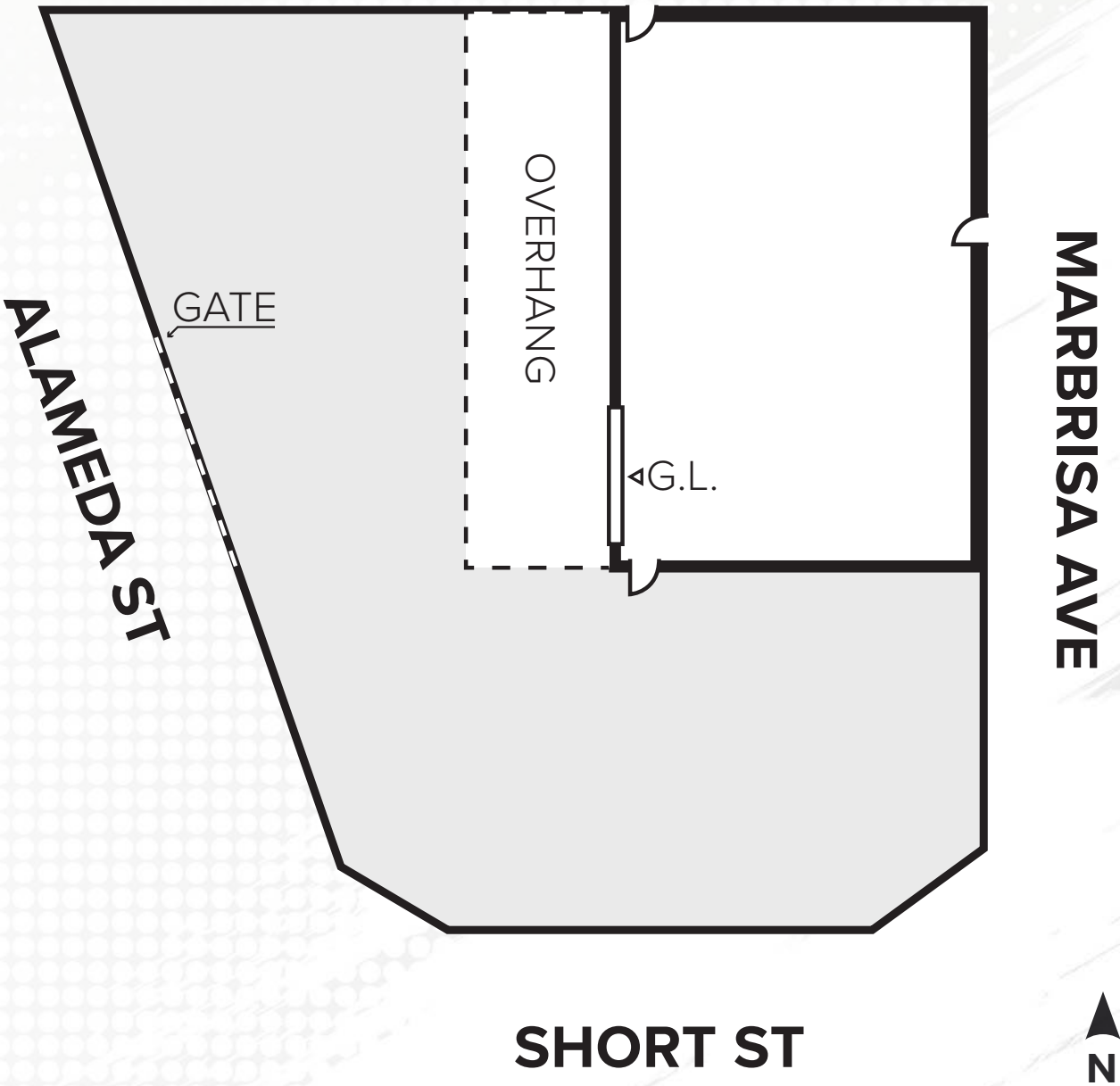
LEASE RATE

\$6,020 (\$1.72 PSF)

PROPERTY INFORMATION

Available SF	±3,500 SF
Prop Lot Size	POL
APN	6202-039-017
Year Built	2019
Construction Type	Metal
Yard	Yes
Restrooms	No
Clear Height	30'
DH/GL Doors	1 GL
Sprinklered	No
Power	A: 800 V: 480 Ø: W: 3
Possession Date	Now
Vacant	Yes
Market/Submarket	Central

PROPERTY SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer/Lessee to verify.

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110 Freeway
3.2 MILES

105 Freeway
2.4 MILES

710 Freeway
4 MILES

Downtown Los Angeles
8.6 MILES

BNSF Railway Hobart Yard
6.6 MILES

Los Angeles Int'l Airport
14 MILES

Port of Long Beach
19.3 MILES

Port of Los Angeles
22.9 MILES

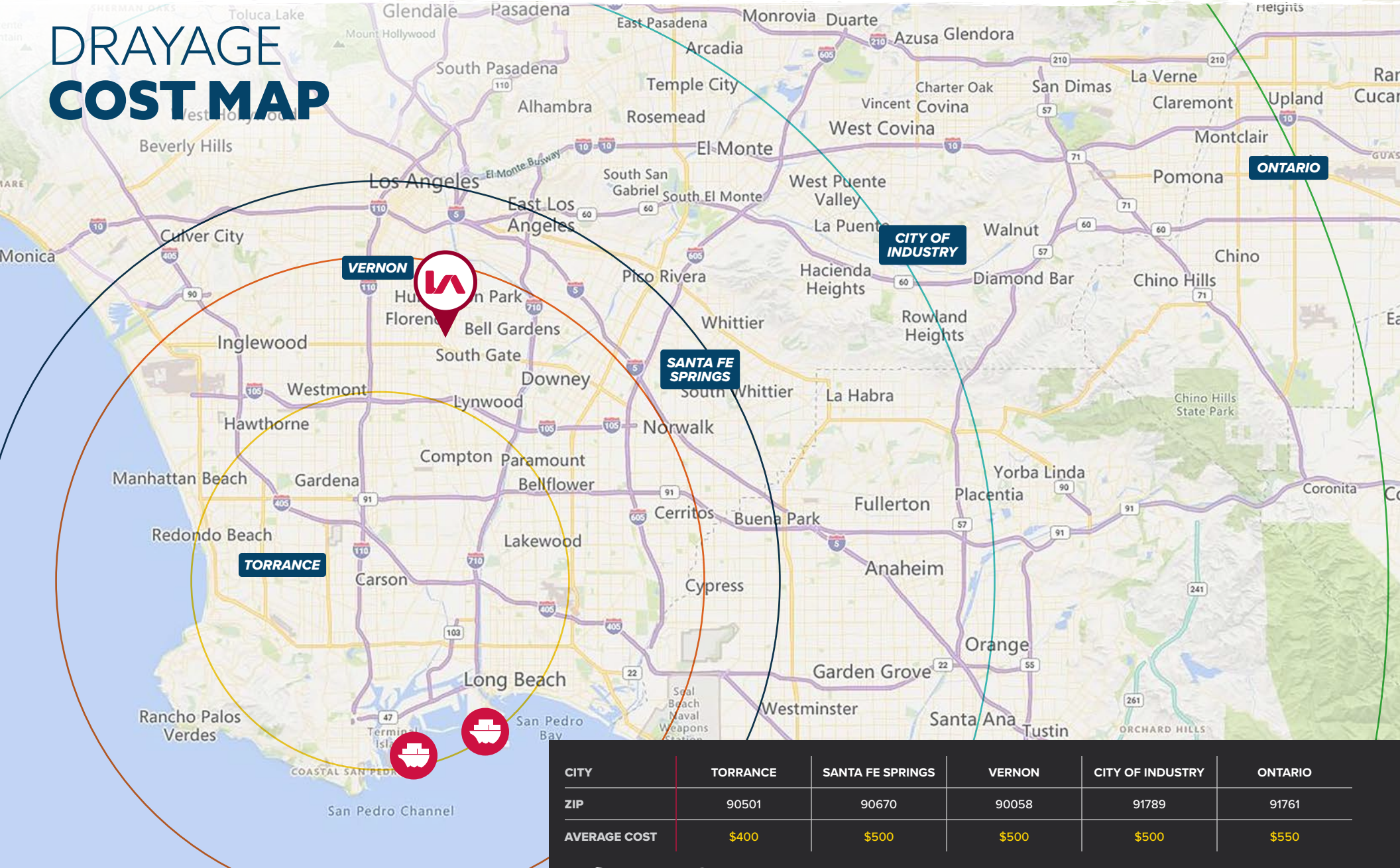
DISTANCES FROM SUBJECT PROPERTY

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DRAYAGE COST MAP



For More Information,
Please Contact ►

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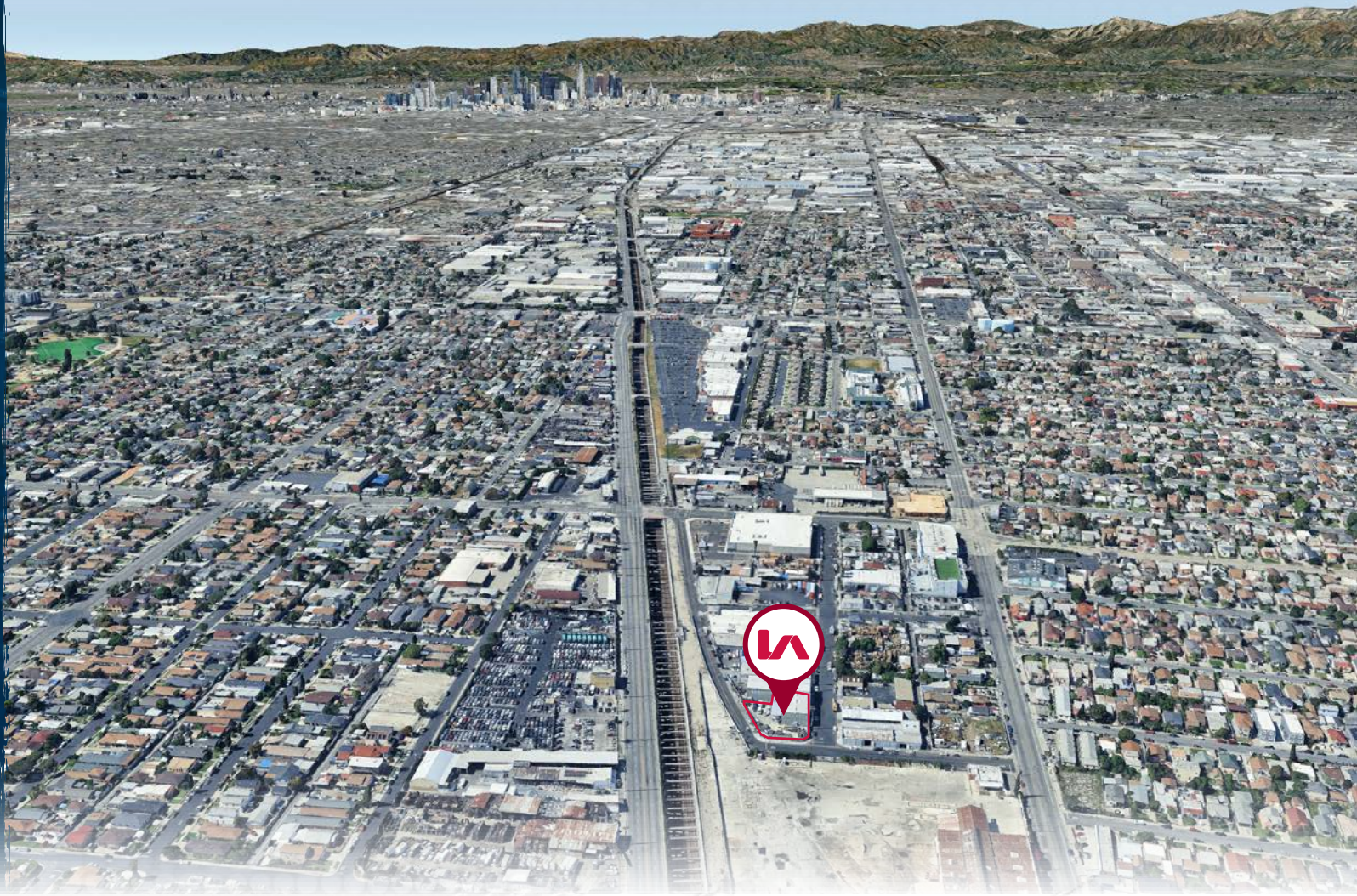
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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.