



4,700 SF Industrial Building for Lease

5474 Alhambra Avenue Los Angeles, CA 90032
For Lease: \$1.25 PSF Modified Gross

- Approximately 600 SF front office build-out with front waiting and reception area, one private office and one restroom.
- Bow truss warehouse/flex area has two ground level doors, 200 AMP power and 12-16 foot clear height. Rear loading area to alley.
- Upstairs possible to remodel for additional offices. Full restroom with shower and kitchenette.
- Zoning LAMR1. Check use with City of Los Angeles.
- Close access to city of Alhambra, 10, 5, 101 and 710 freeways.

All information deemed reliable but not guaranteed. Lessee to verify square footage, use and other information.

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