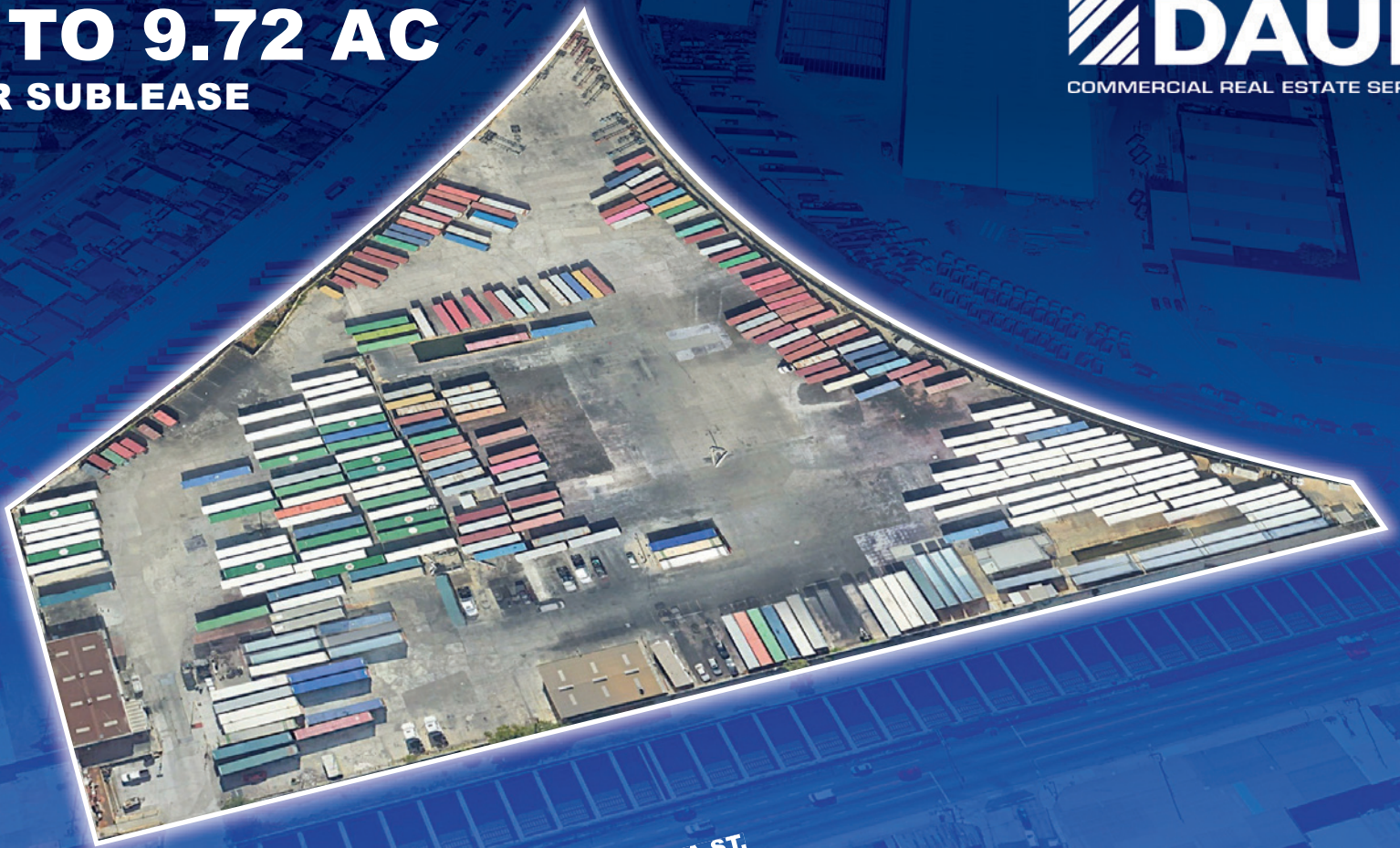


FROM 1 TO 9.72 AC
AVAILABLE FOR SUBLEASE

DAUM
COMMERCIAL REAL ESTATE SERVICES



S. ALAMEDA ST.

8440 S. ALAMEDA ST.

LOS ANGELES | CA 90001

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PROPERTY HIGHLIGHTS



**9.72 AC
of Land**



**Fully Paved
Yard**



**AMAROK
Electrified Security
Fencing**



**Yard Hostler
Services**

PROPERTY HIGHLIGHTS



From 1 to 9.72 AC Available for Sublease



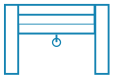
Internet



Fully Paved Yard



Security Cameras



Loading Dock



24/7 Live Security



3-Bay Garage



Yard Hostler Services



Steel Perimeter Walls



YMS integration with automated email reporting and EDI integration



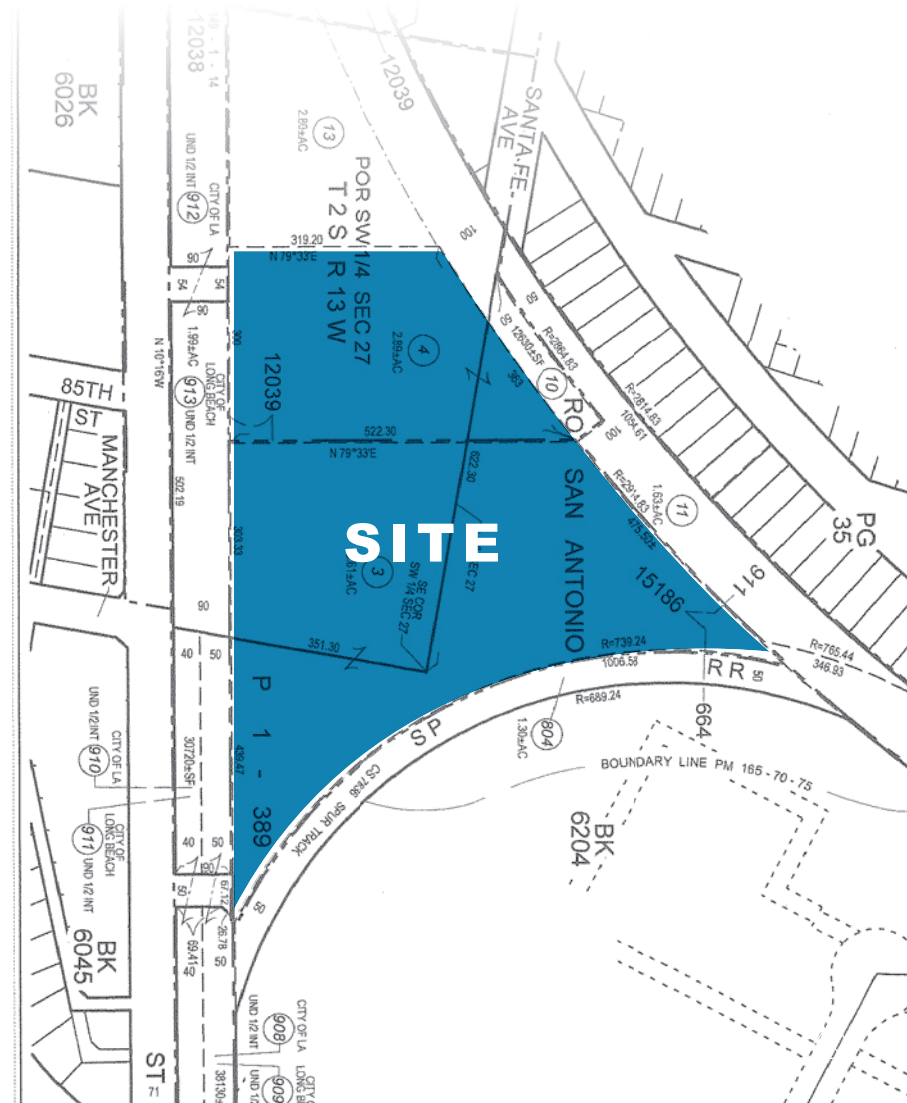
AMAROK electrified security fencing



Sublease up to 5 Years



Lighting

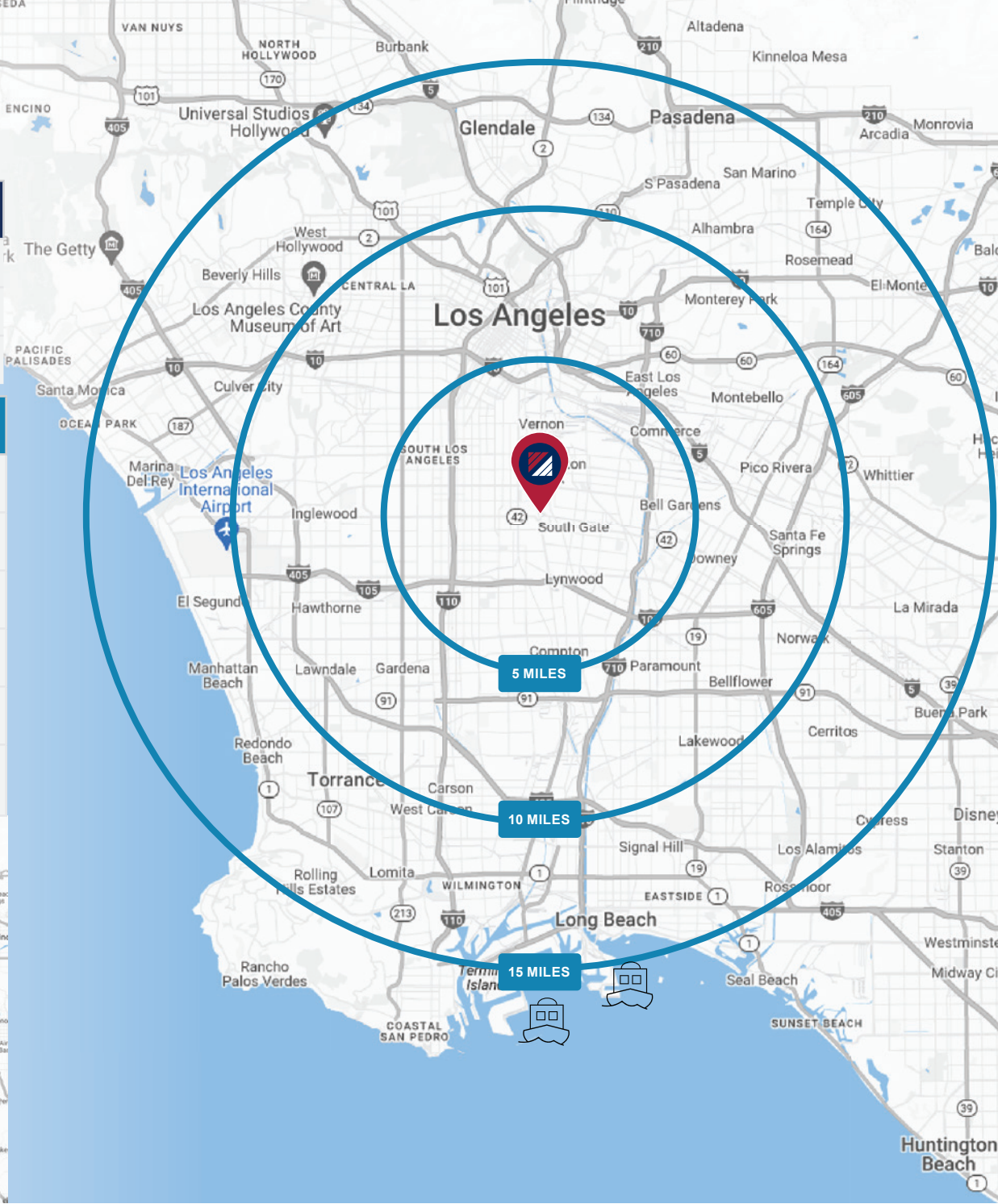


AVAILABLE FOR SUBLEASE

PHOTOS

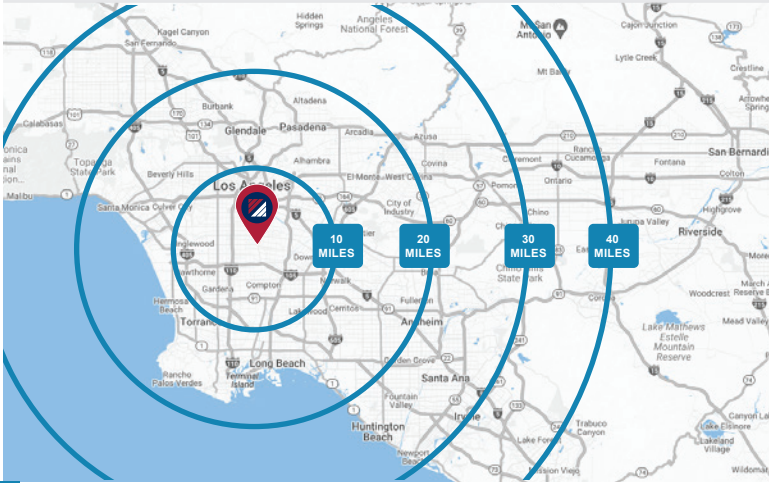


LOCATION



DESTINATIONS	TIME/DIS.
Los Angeles Intl. Airport	27 Mins / 14.2 Mi.
Port of Long Beach	33 Mins / 18.9 Mi.
Port of Los Angeles	36 Mins / 21 Mi.

DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	461,344	1,058,187	3,480,908
2023 Population	433,063	1,005,609	3,423,935
2028 Population Projection	418,929	975,296	3,344,16
Avg Household Income	\$62,613	\$65,554	\$81,822
Median Household Income	\$49,314	\$50,600	\$60,240
Total Specified Consumer Spending (\$)	\$3B	\$7.3B	\$32B



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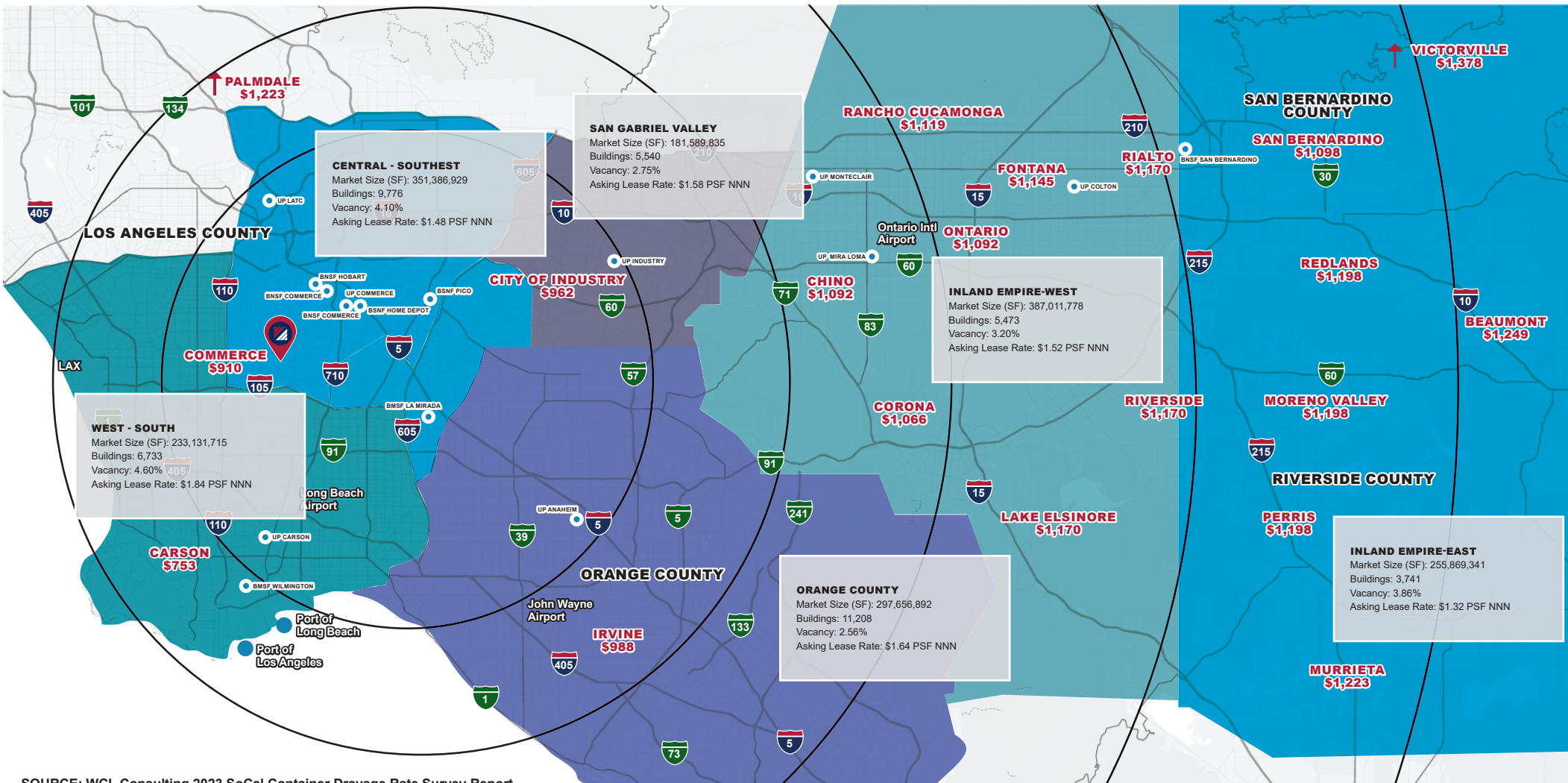
AMENITIES MAP



8440 S. ALAMEDA ST.

LOS ANGELES | CA 90001

DRAYAGE MAP



SOURCE: WCL Consulting 2023 SoCal Container Drayage Rate Survey Report