

# FOR LEASE

## HIGH-IMAGE CORPORATE DISTRIBUTION WAREHOUSE BUILDING

5300 Alla Road, Los Angeles, CA 90066



**LANCELOT**  
Commercial Industrial Brokerage



Space Available	+/-70,000 SF
Rental Rate	\$2.45 PSF + NNN
Parking	+/-150 Spaces

## PROPERTY HIGHLIGHTS

- Former Sony Prop Storage Building
- +/-70,000 SF -- 5,000 SF 2-Story Office Space and +/- 65,000 SF Warehouse Area
- +/-25,000 SF Bonus Mezzanine Former Prop Storage (Can Be Converted to Additional Warehouse Space)

*\*Square Footage Approximate –  
Tenant to Independently Verify*

### LANCE LEVIN, PRESIDENT

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1539 SAWTELLE BOULEVARD, SUITE 18 | LOS ANGELES, CA 90025



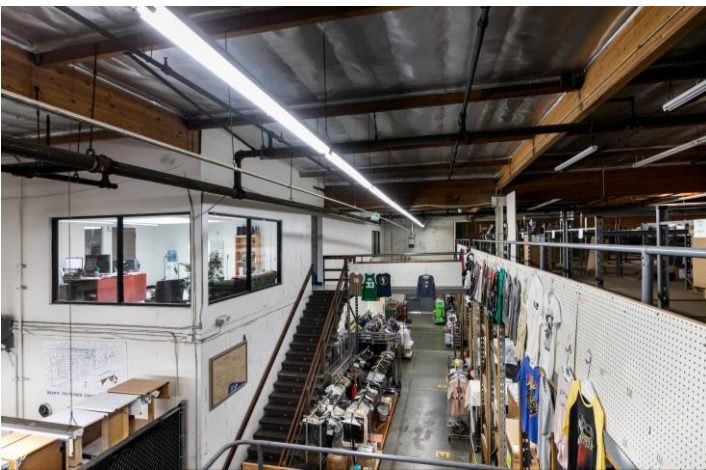
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## WAREHOUSE OVERVIEW

- Iron Fencing Surrounds Premises Securing a Private Compound Accessible via Driveway With Electronic Gated Entry
- 4 High-Loading Docks With Roll-Up Doors
- 8 Ground Level Roll-Up Doors
- 15' Covered Loading Door Canopy Affords Efficient Loading + Additional Bonus Storage



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# HIGH-IMAGE CORPORATE DISTRIBUTION WAREHOUSE BUILDING

This architectural floor plan depicts a large hall, likely a school cafeteria or a community center. The layout includes a large open area on the left, a stage area at the top center, and a large rectangular table or counter in the center. To the right of the center table is a large rectangular area, possibly a kitchen or food service area, with several smaller rooms and a staircase. The right side of the plan features a long row of rectangular tables or counters, and a large area with many small rectangular shapes, possibly representing individual tables or seating. The plan also shows various rooms, corridors, and a staircase on the far right.

Floor plan diagram showing room layouts and dimensions:

- Top Left:** OFFICE (9'-0" x 17'-5")
- Top Right:** TEL COMM COMMRM (22'-5")
- Middle Right:** OFFICE (N/A)
- Center:** OPEN AREA (6'-2"
- Middle Left:** STG (6'-3" x 11'-11"), MECH (3'-0" x 12'-10")
- Bottom Left:** STORAGE (9'-0" x 15'-9")
- Bottom Center:** 11' x 8'-10", 12'-2" x 8'-10", 8'-3"
- Bottom Right:** DN (Down stairs), DN (Down stairs)

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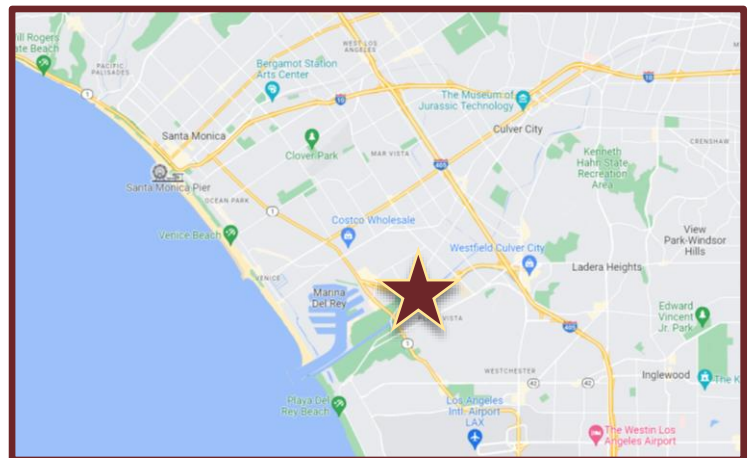


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## LOCATION HIGHLIGHTS

- Corporate Neighbors Include Deutsch, Home Depot, Microsoft, Verizon + Irwin Naturals
- Walking Distance to the Runway at Playa Vista  
Featuring a Broad Range of Popular Restaurants + Shops



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