

FOR LEASE

HIGH-IMAGE CORPORATE DISTRIBUTION WAREHOUSE BUILDING

5300 Alla Road, Los Angeles, CA 90066



LANCELOT
Commercial Industrial Brokerage



Space Available	+/-70,000-35,000 SF
Rental Rate	\$2.45 PSF + NNN
Parking	+/-150 Spaces

PROPERTY HIGHLIGHTS

- Former Sony Prop Storage Building
- +/-70,000 SF (Divisible to 35,000 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

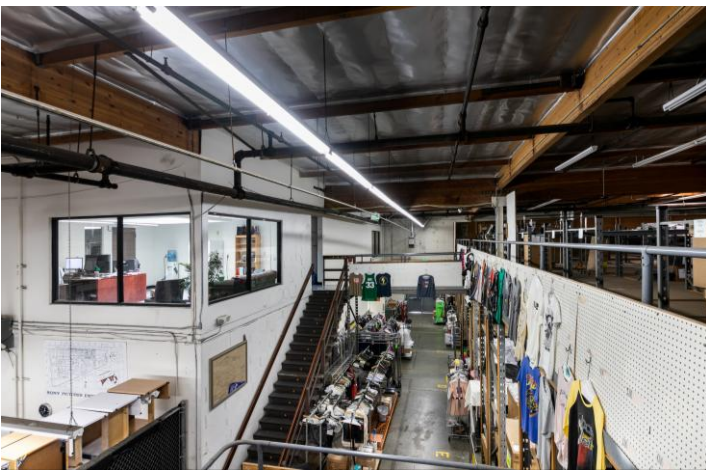
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**Minimum 22' - 23' Warehouse
Ceiling Clearance Throughout**



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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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This architectural floor plan depicts a large hall, likely a school assembly hall or a community center. The hall features a stage area at the top, equipped with a truss system and a large screen. The main floor is divided into several sections: a large open area on the left, a central area with a large screen and stage, and a right side with rows of seating. The plan includes numerous rooms, corridors, and service areas, with a complex arrangement of doors and windows. The overall layout suggests a versatile space for various activities and events.

Floor plan of the second floor. The plan includes the following rooms and dimensions:

- OFFICE (Top Left): 9'-0" x 17'-5"
- STORAGE (Bottom Left): 9'-0" x 15'-5"
- OPEN AREA (Center): 54'-0" x 66'-2"
- TELECOMM COMM RM (Top Right): 22'-5" x 4'-7"
- OFFICE (Middle Right): 19'-3" x 4'-7"
- STORAGE (Bottom Right): 12'-2" x 8'-3"
- STORAGE (Bottom Left): 11'-3" x 11'-1"
- STORAGE (Bottom Center): 11'-3" x 11'-1"
- STORAGE (Bottom Right): 12'-2" x 8'-3"
- STORAGE (Bottom Left): 11'-3" x 11'-1"
- STORAGE (Bottom Center): 11'-3" x 11'-1"
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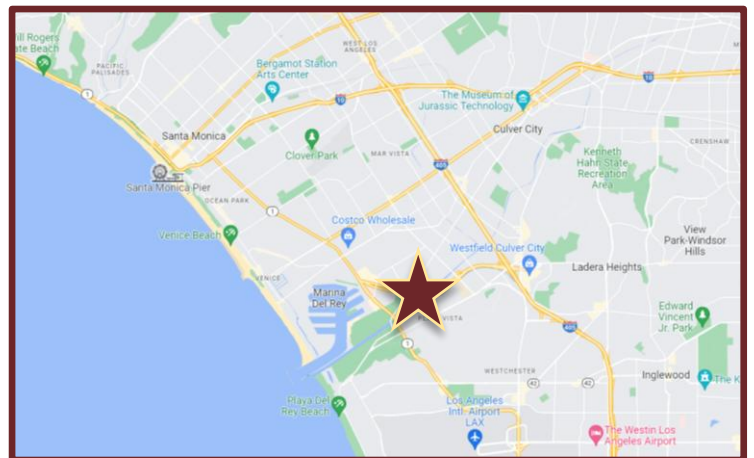


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LOCATION HIGHLIGHTS

- 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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