

UNDER NEW OWNERSHIP

One of a Kind M1 Zoned Site
Adjacent to Eagle Rock in
Los Angeles

IMPROVEMENTS
ARE UNDERWAY

4500
YORK BLVD



4500
YORK BLVD

CBRE  Lift Partners

±3.9 Acres (171,137 SF)
of Industrial Land for Lease

LOS ANGELES, CA 90041

PROPERTY HIGHLIGHTS

- RARE M1 ZONING IN A SUPPLY CONSTRAINED AREA
- HIGHLY VERSATILE RECTANGULAR SITE CONFIGURATION
- PERMITTED USES: LIGHT INDUSTRIAL MANUFACTURING, WAREHOUSING, DISTRIBUTION OR AUTOMOTIVE
- SITE DIVISIBLE DOWN TO 1 ACRE

SITE IMPROVEMENTS

- REPAVING
- NEW OFFICE
- INSTALLING NEW WROUGHT IRON FENCING WITH SCREENING AND GATES
- TIMELINE: IMPROVEMENTS COMPLETE IN AUGUST 2026



PROPERTY SPECIFICATIONS



SITE AC

±3.9 Acres (171,137 SF)



OFFICE BUILDING

9,273 SF



ZONING

M1



PRICE

\$0.83 per land SF, NNN



VEHICLE MAINTENANCE BUILDING

5,785 SF



EXISTING POWER

400 Amps, 120/240V (Office)
200 Amps, 120/240V (Maintenance Building)
4,000 Amp Upgrade in Progress



NNN

\$0.13 per land SF



TOTAL BUILDING SF

15,058 SF

ACCESS MAP



4500
YORK BLVD

 **BUR**

 **LAX**

 **LGB**

 **PORT OF LA/LONG BEACH**

- 7 MILES**
DTLA
- 13 MILES**
HOLLYWOOD
BURBANK AIRPORT
- 25 MILES**
LAX
- 33 MILES**
PORT OF
LOS ANGELES

S I T E P L A N

▼ GRADE LEVEL DOOR





4500
YORK BLVD

4500
YORK BLVD

LOS ANGELES, CA 90041

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL BOGLE

Senior Vice President

+1 818 907 4746

Lic. 01797136

michael.bogle@cbre.com



© 2026 CBRE, Inc. CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.