

FOR SALE

**4019
MEDFORD
STREET**

HIGHLIGHTS



No ULA Tax - located in Unincorporated Los Angeles County



Immediate access to freeways



Sprinklered and heavy power



Fenced and secured yard



Clean, functional building with minimal posts and open floor plan



Bonus 2,895 square footage not included in SF



Proximity to Cal State LA and County USC Health Sciences Campus



Corner parcel with great exposure



SPECIFICATIONS



TOTAL BUILDING
±25,555 SF



OFFICE
±2,900 SF



CLEAR HEIGHT
16' - 20'



CONSTRUCTION
CONCRETE TILT-UP



LAND
±39,630 SF



YEAR BUILT
1953



LOADING
3 GL



ZONING
M2LC



MEZZANINE
±1,120 SF



POWER
600 AMPS;
480/277V; 3P/4W



PARKING
TBD

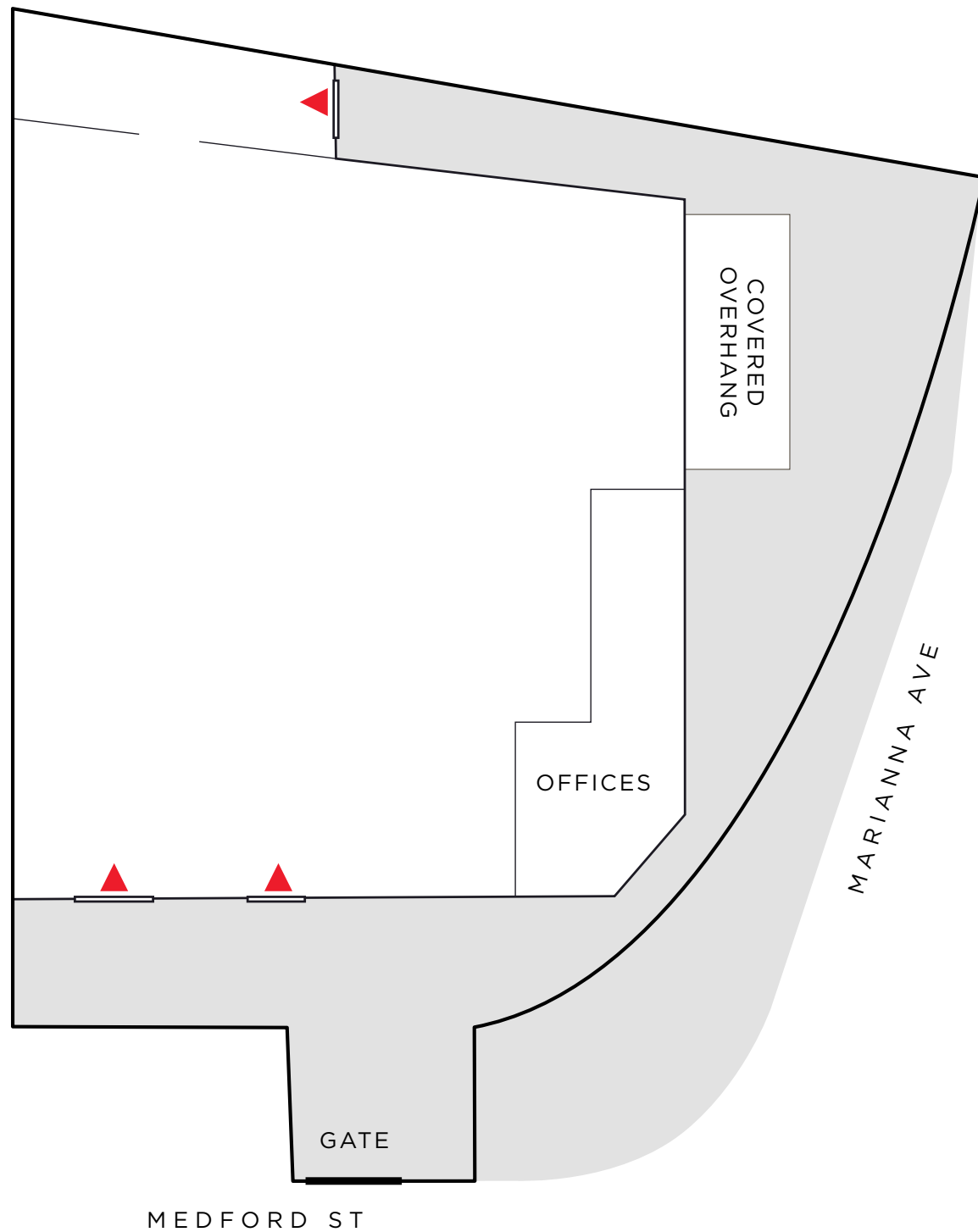


APN
5164-019-029



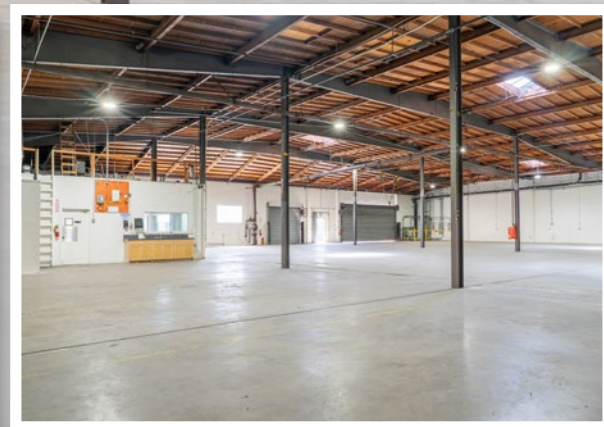
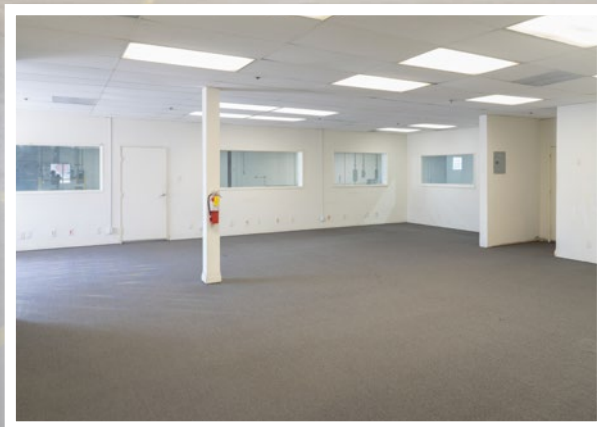
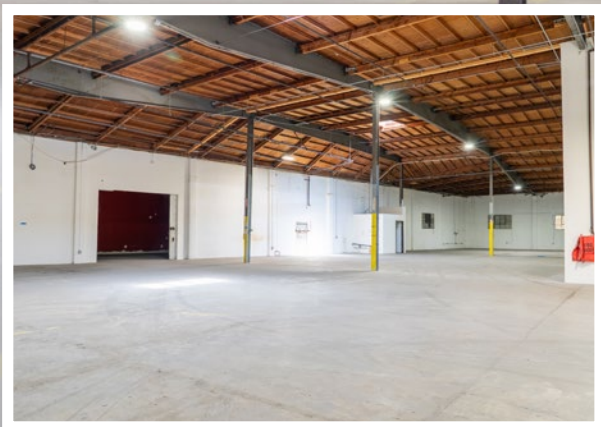
SITE PLAN

▲ Ground Level Door



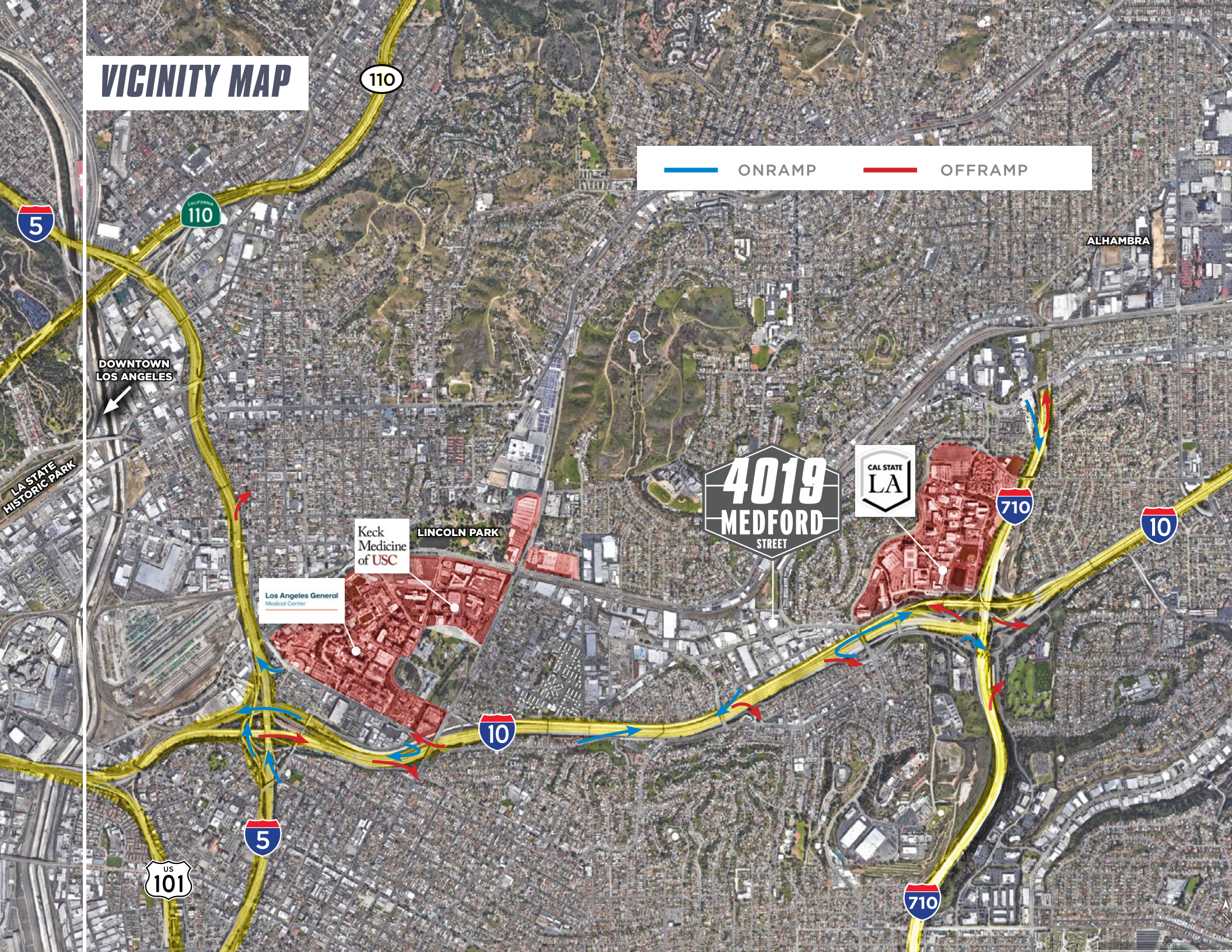
For discussion purposes only and not to scale - Buyer to verify.

PHOTOS

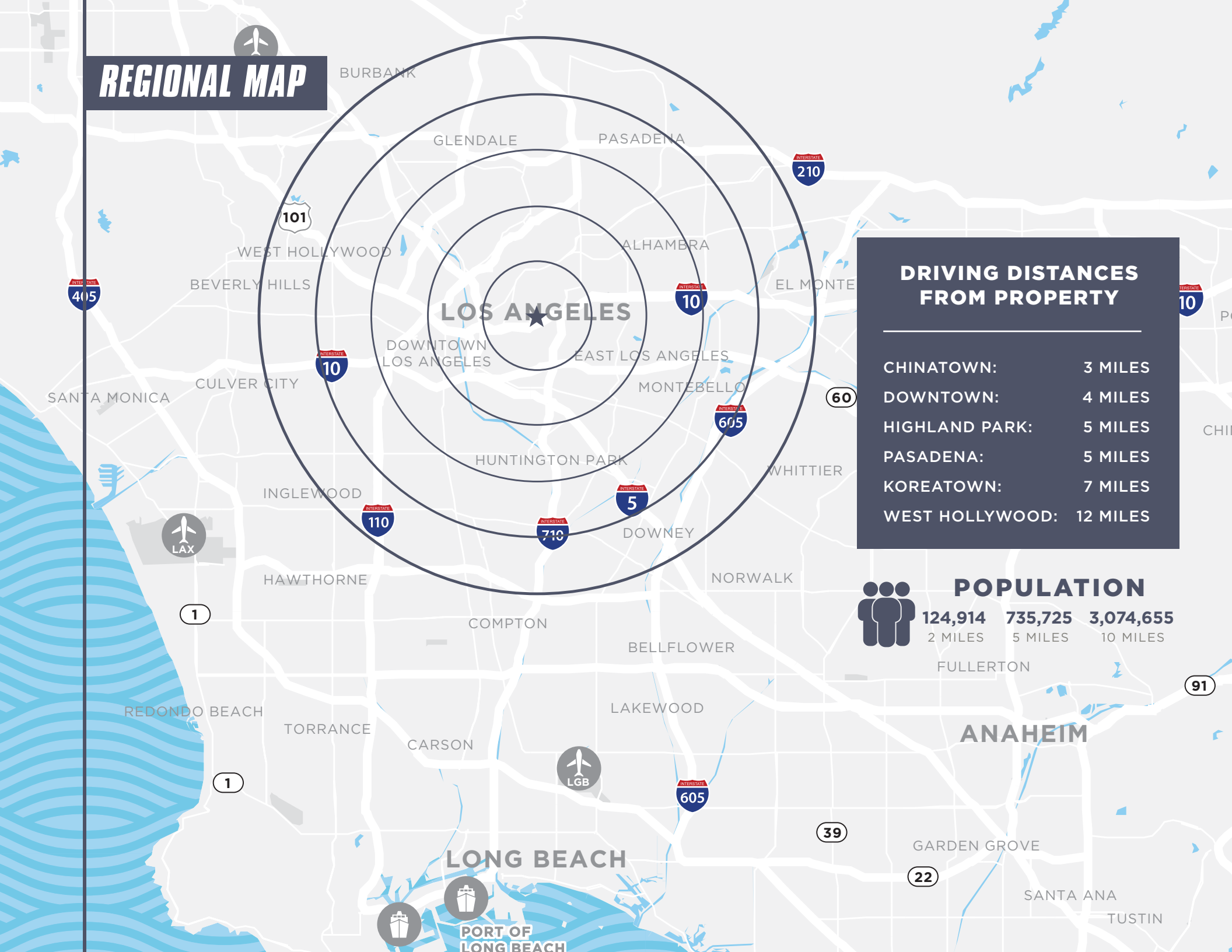


VICINITY MAP

ONRAMP OFFRAMP



REGIONAL MAP



LOS ANGELES

DRIVING DISTANCES FROM PROPERTY

CHINATOWN:	3 MILES
DOWNTOWN:	4 MILES
HIGHLAND PARK:	5 MILES
PASADENA:	5 MILES
KOREATOWN:	7 MILES
WEST HOLLYWOOD:	12 MILES



POPULATION

124,914	735,725	3,074,655
2 MILES	5 MILES	10 MILES

ANAHEIM

LONG BEACH

PORT OF LONG BEACH

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