

1,900 PERSON OCCUPANCY CAPACITY



4000  
Medford St

FOR SALE OR LEASE

# Highlights



4000 Amps of Newly Installed Power



Abundant Parking and Loading Areas



Two Street Frontage with Drive Around Capability



Immediate Access to 710 and 10 Freeways



Recently Renovated With Sand Blasted Ceilings, New Lighting, New Passenger Elevator, Electric Distribution



Tons of Windows and Natural Light



Fenced and Secure Freestanding Compound



Occupancy Load of up to 1900 People





## Specifications



TOTAL BUILDING  
**±67,360 SF**



LAND  
**±111,042 SF (±2.55 AC)**



MEZZANINE  
**±9,600 SF**



YEAR BUILT  
**1929**



POWER  
**4000 AMPS / 480 V**



CLEAR HEIGHT  
**15'-29'**



LOADING  
**2 DH / 2 GL**



PARKING  
**Est. 95 (potentially more)**

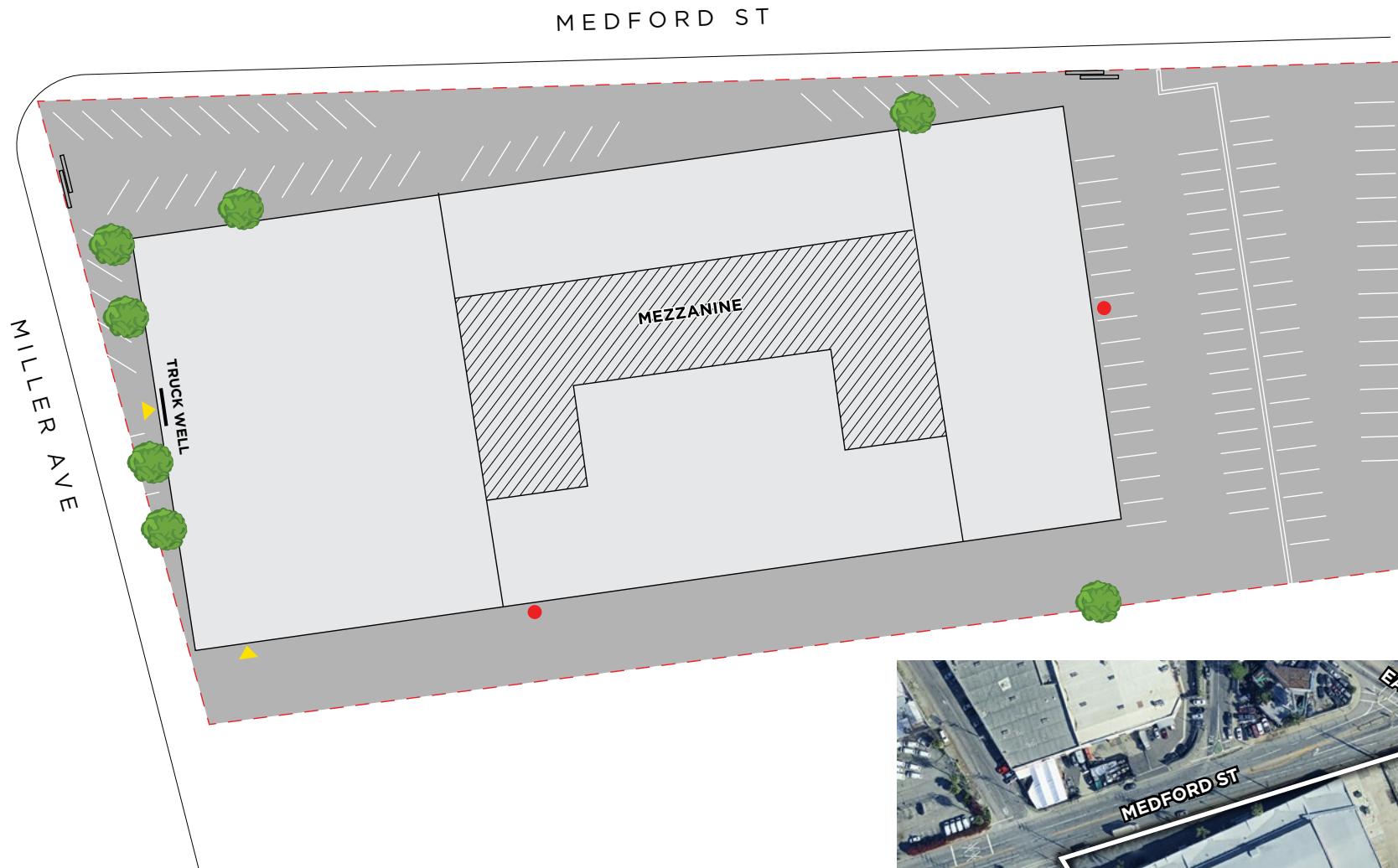


CONSTRUCTION  
**MASONRY**



ZONING  
**M-2**

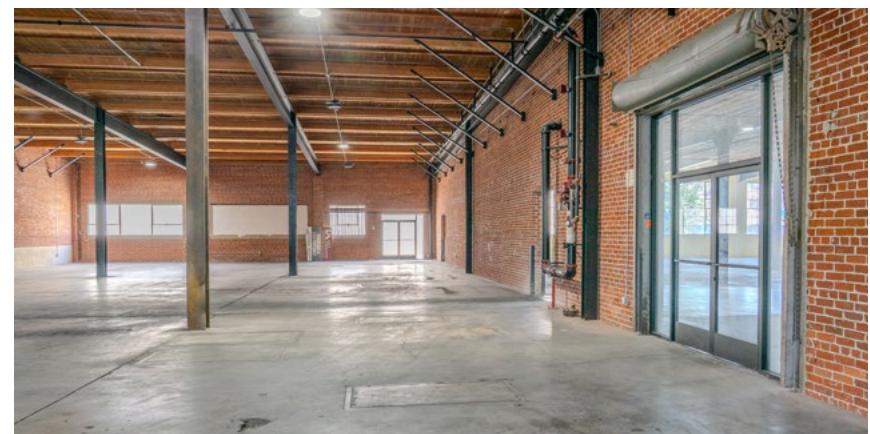
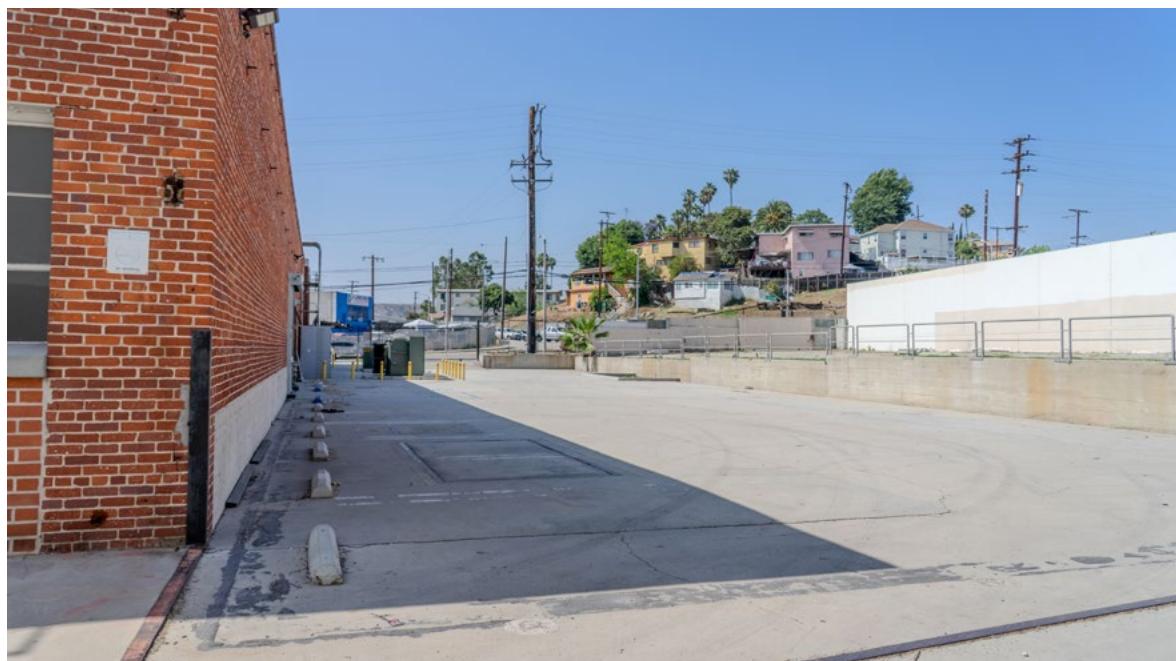
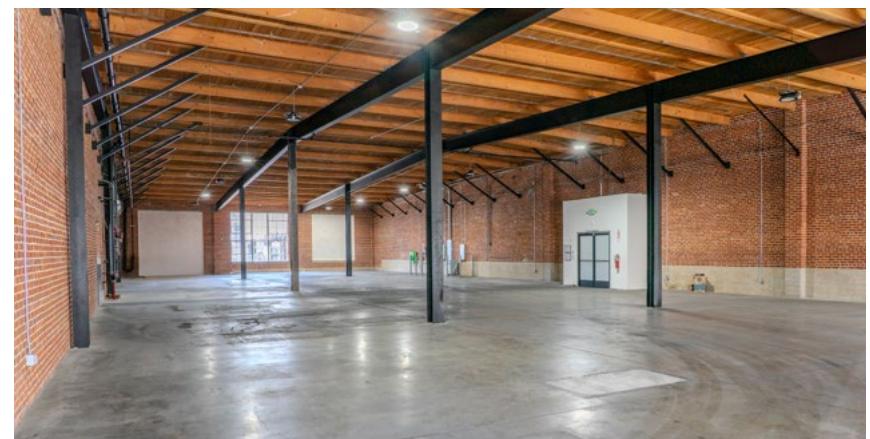
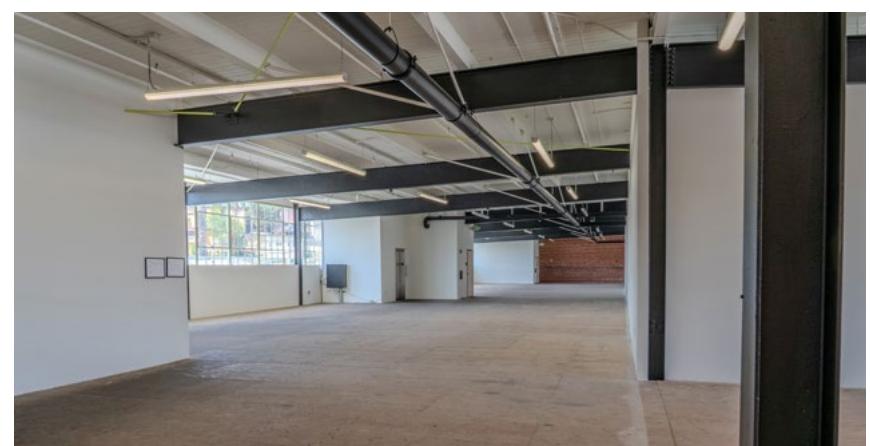
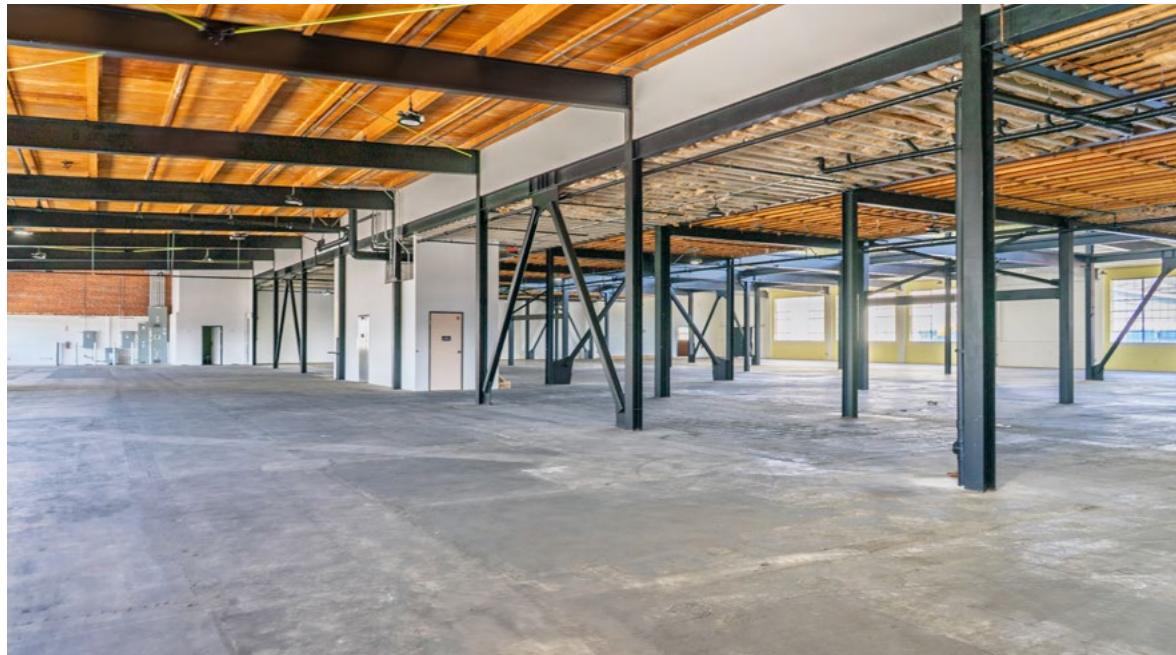
# Site Plan



- ▲ Dock High
- Ground Level

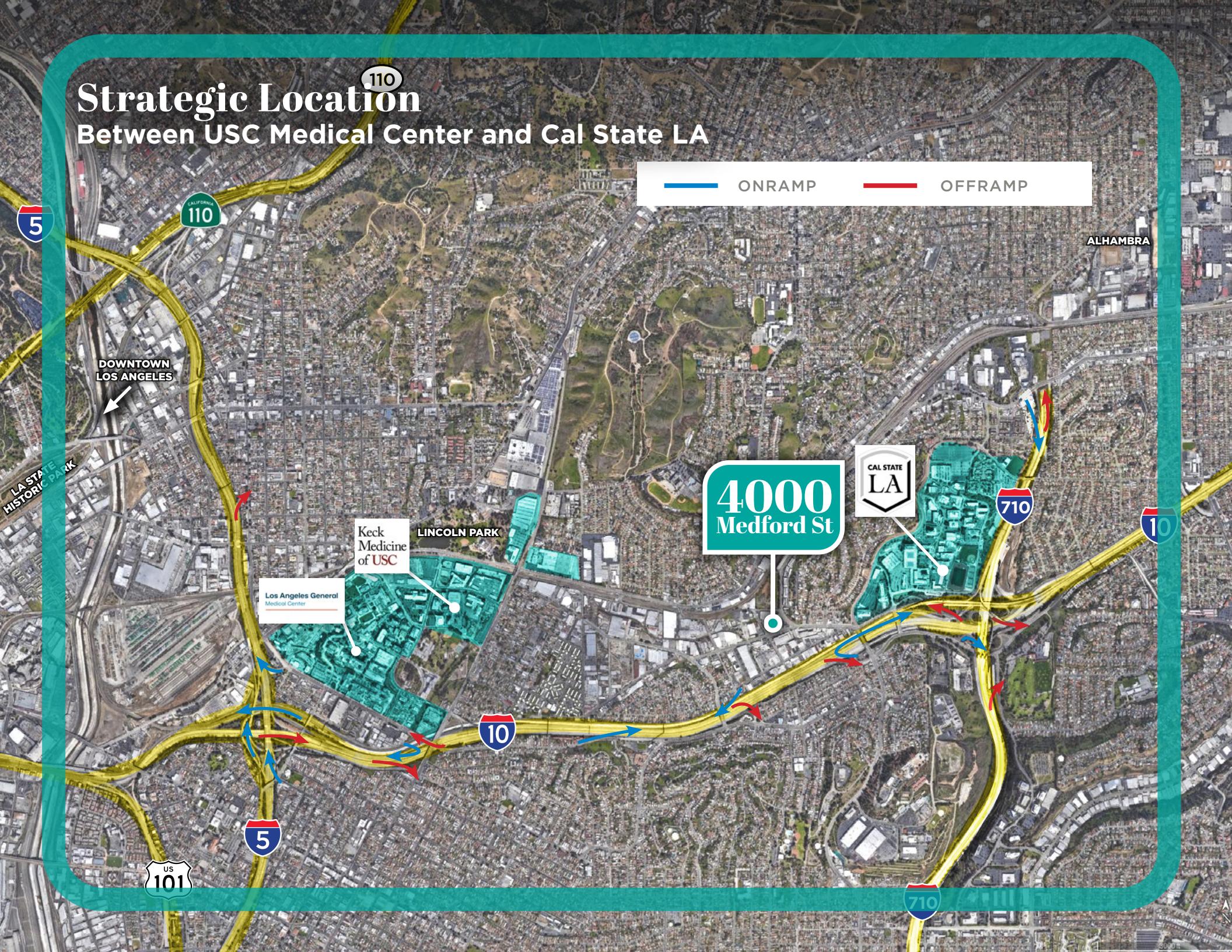


For discussion purposes only and not to scale - Buyer to verify.



# Strategic Location

Between USC Medical Center and Cal State LA



# Immediate Access to Dense Population

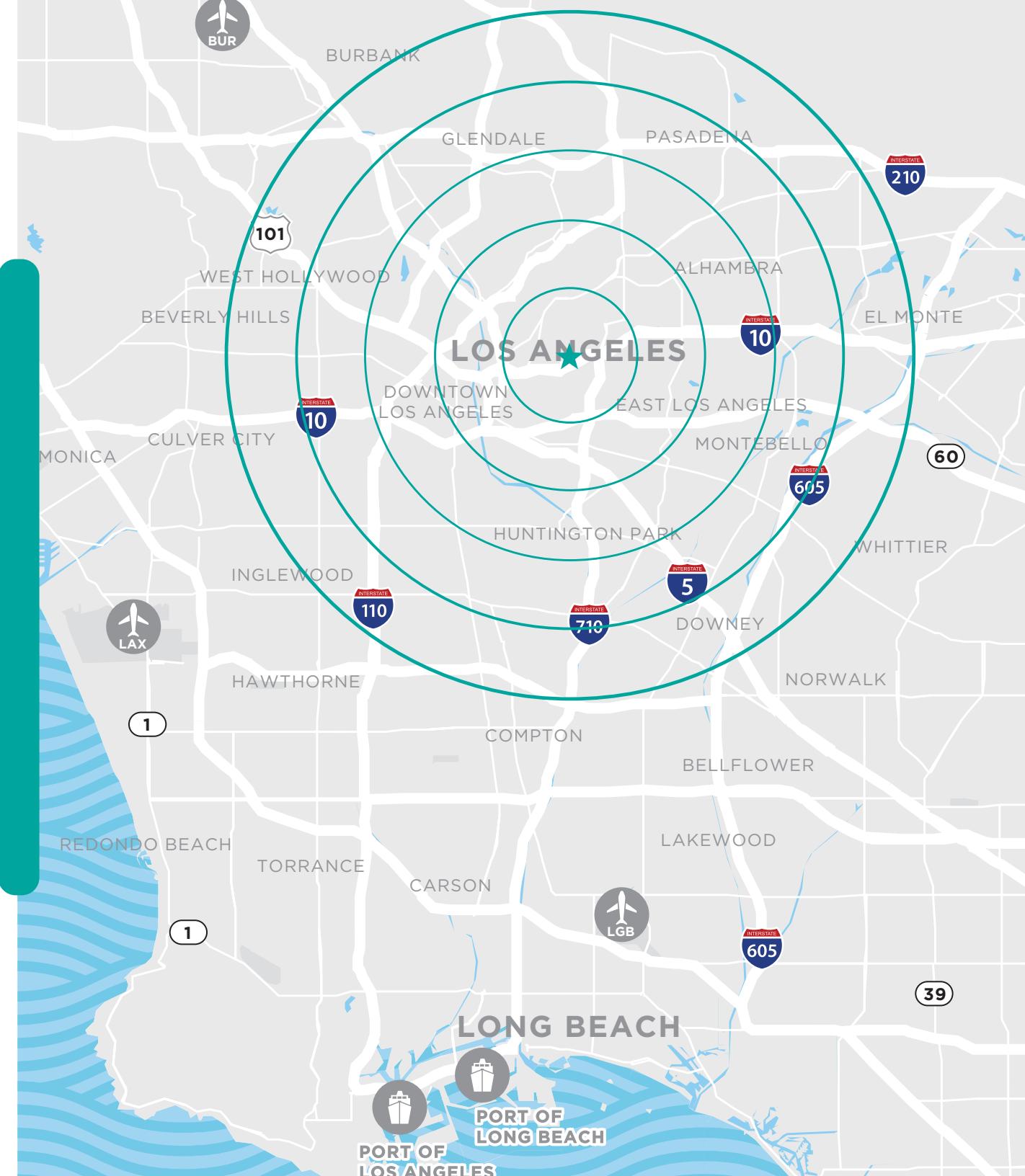


## POPULATION

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

## DRIVING DISTANCES FROM PROPERTY

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



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