

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



CLEAR HEIGHT
15'-29'



LAND
±111,042 SF (±2.55 AC)



LOADING
2 DH / 2 GL



MEZZANINE
±9,600 SF



PARKING
Est. 95 (potentially more)



YEAR BUILT
1929



CONSTRUCTION
MASONRY

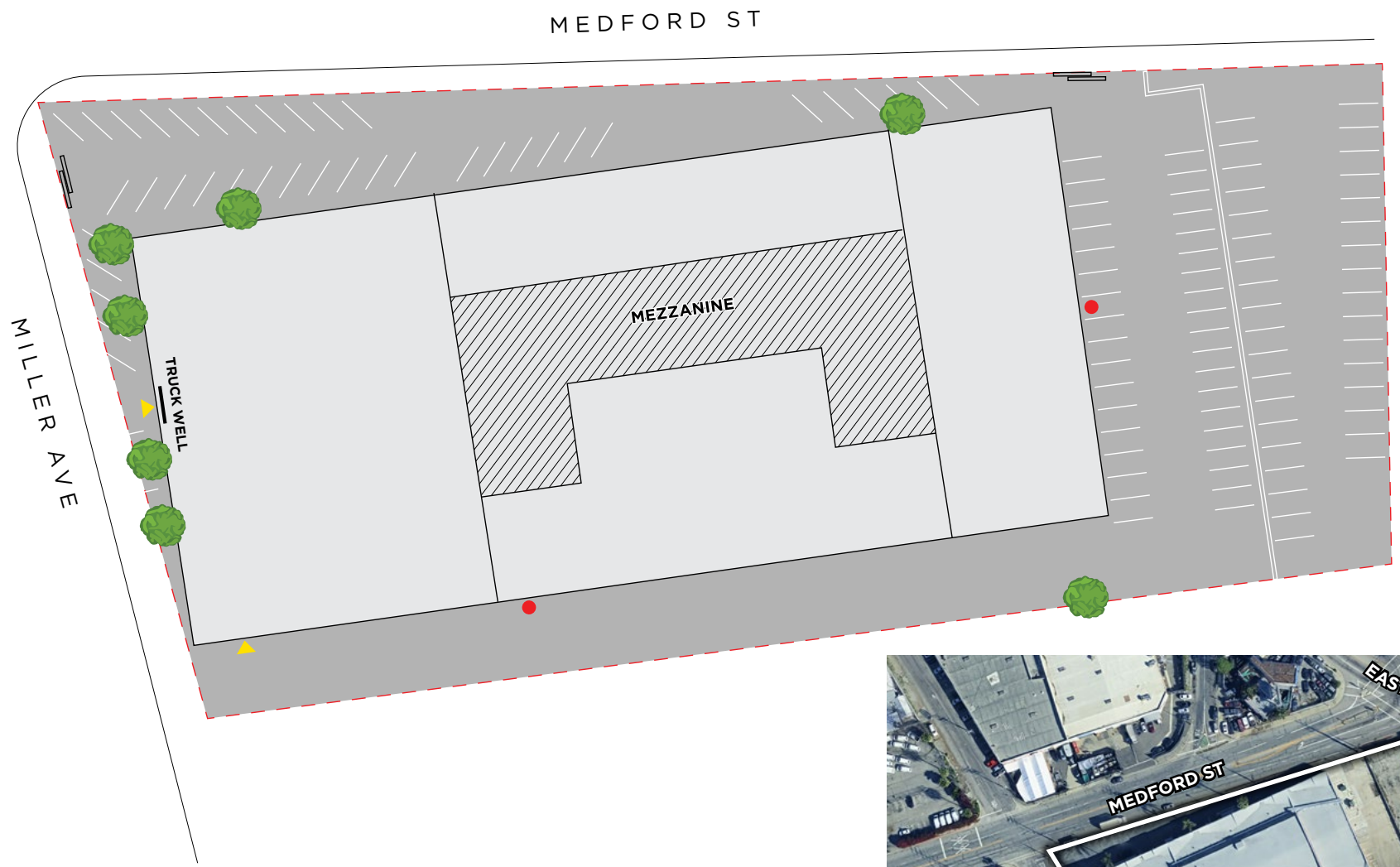




POWER
4000 AMPS / 480 V



ZONING
M-2

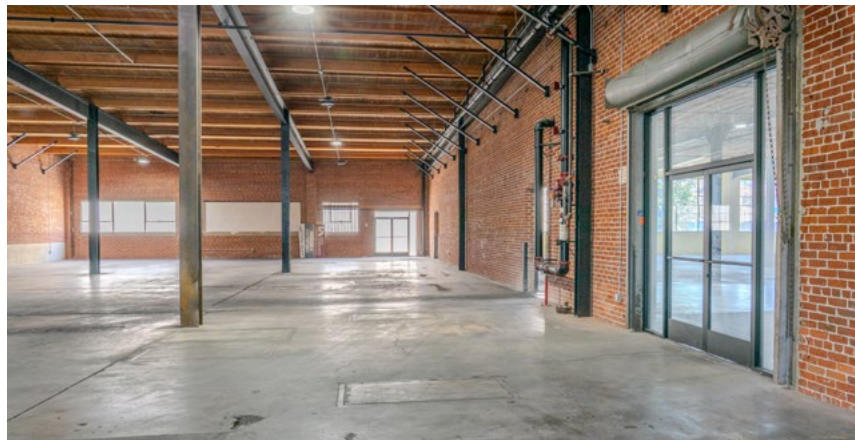
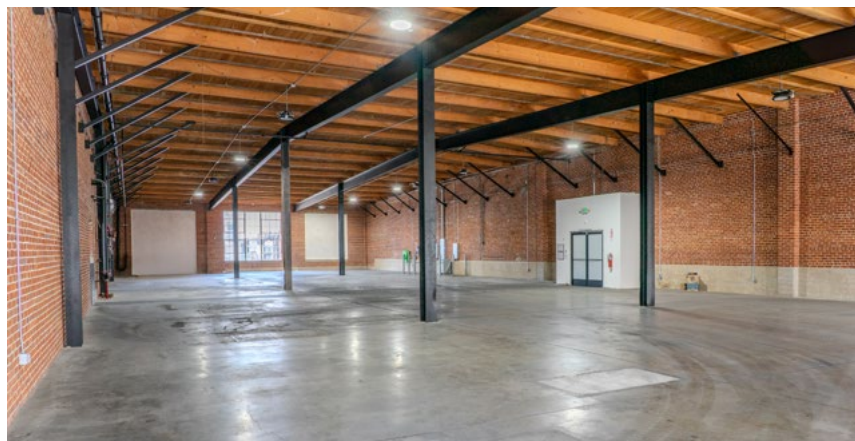
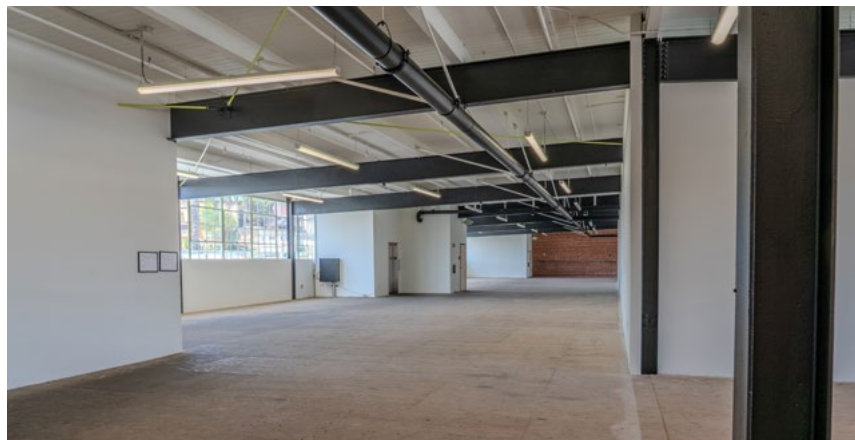
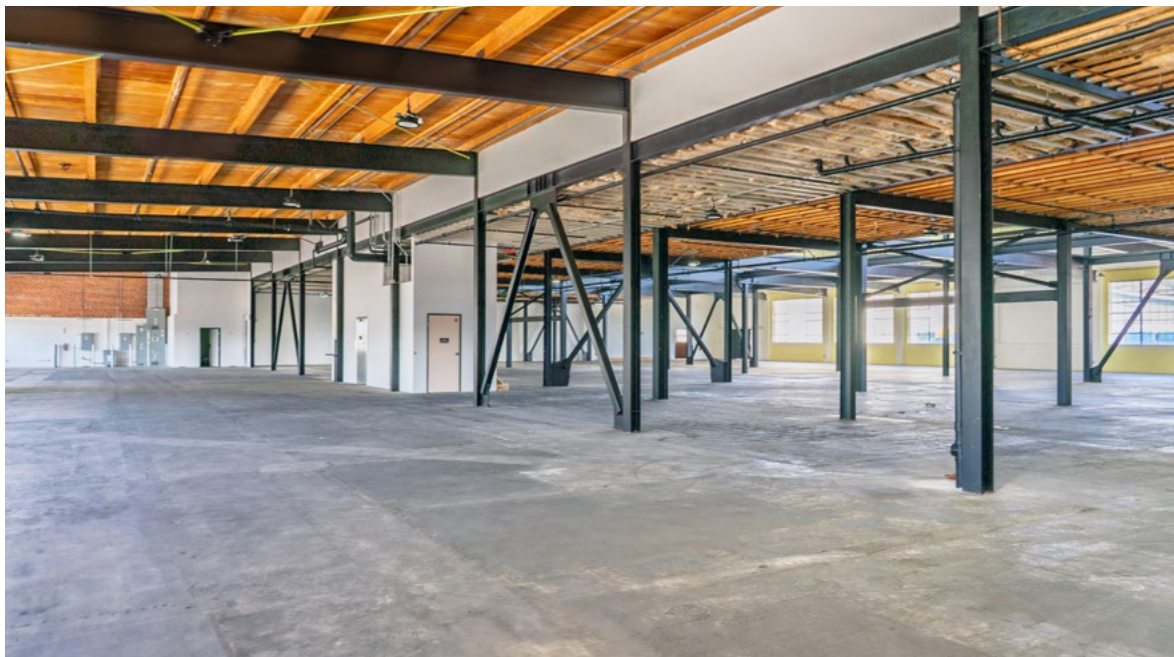
Site Plan



-  Dock High
-  Ground Level

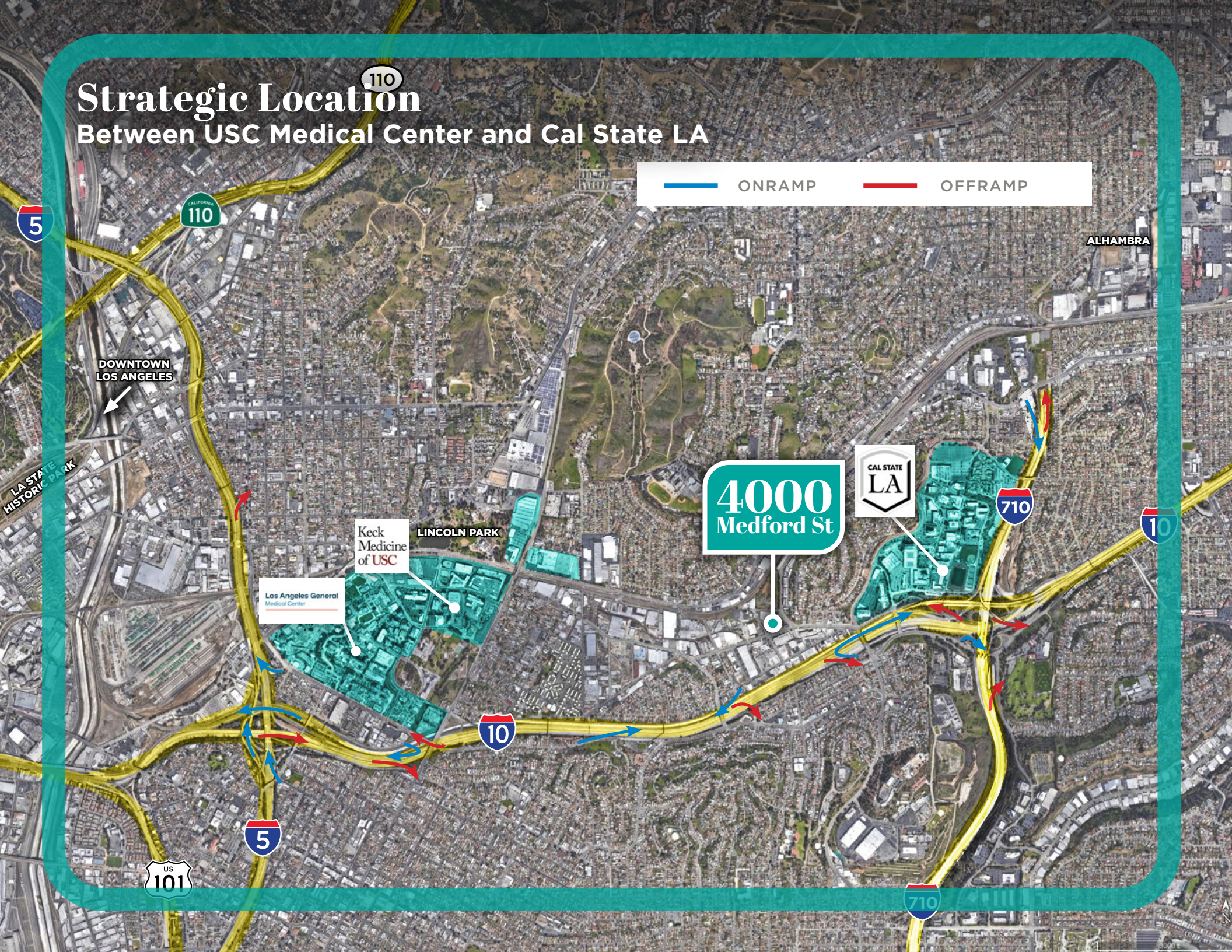


For discussion purposes only and not to scale - Buyer to verify.



Strategic Location

Between USC Medical Center and Cal State LA



ONRAMP



OFFRAMP

4000
Medford St



DOWNTOWN
LOS ANGELES

ALHAMBRA

Keck
Medicine
of USC

LINCOLN PARK

Los Angeles General
Medical Center

US
101

10

710

10

710

Immediate Access to Dense Population

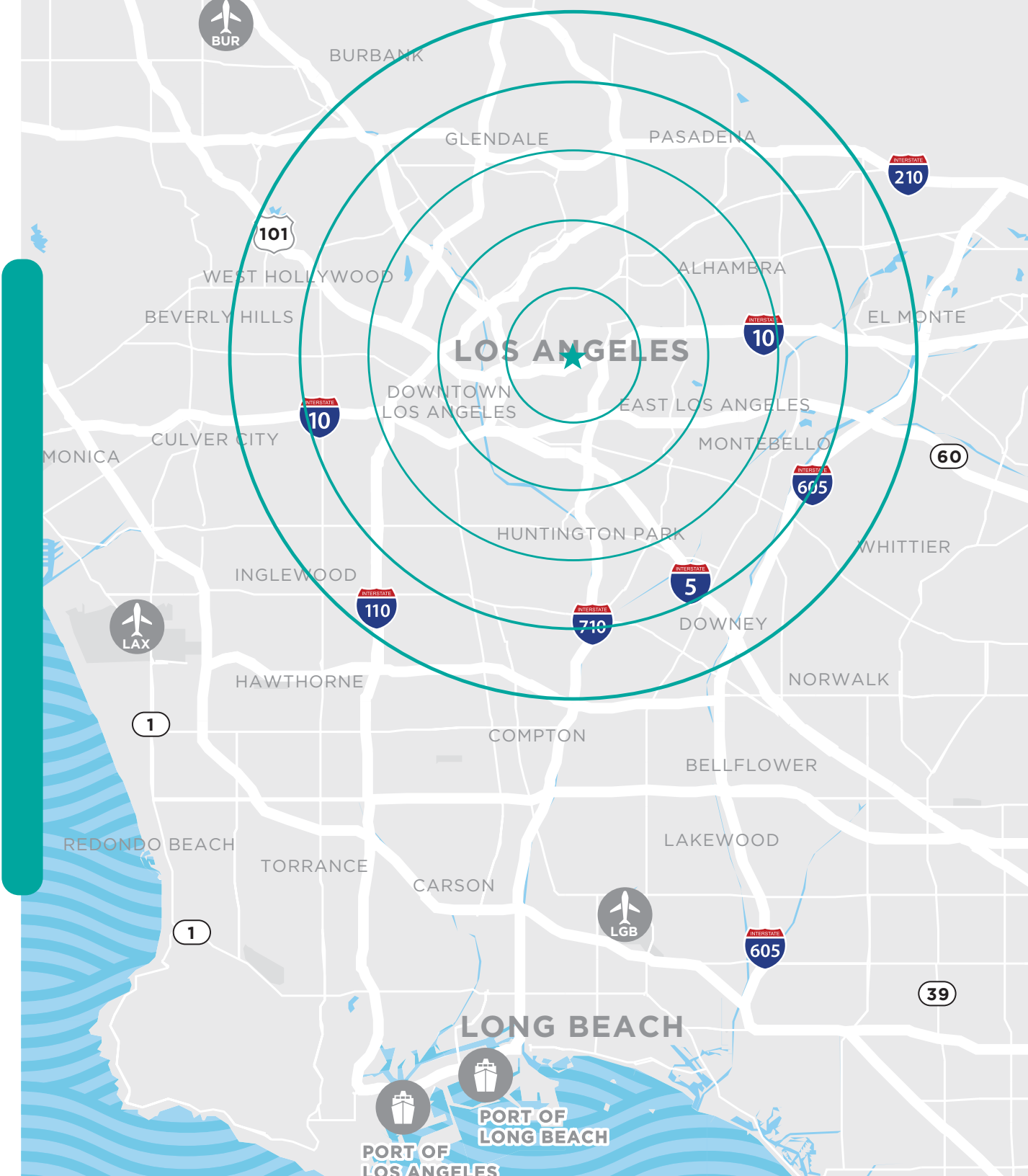


POPULATION

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



BRANDON GILL

Executive Director

+1 213 629 6528

brandon.gill@cushwake.com

Lic 01262330

BRANDON BURNS

Executive Director

+1 213 629 6541

brandon.burns@cushwake.com

Lic 01194796

JAE YOO

Executive Director

+1 213 629 6551

jae.yoo@cushwake.com

Lic 01503567

CHARLEY KOONES

Senior Associate

+1 213 330 0980

charley.koonen@cushwake.com

Lic 02076100

