

PRIME ±48,750 SF BUILDING TO BE CONSTRUCTED

**FULLY PERMITTED.
READY TO BUILD.**

ALL ENTITLEMENT FEES PAID.

FOR SALE OR LEASE

1533
FISHBURN AVE



HIGHLIGHTS



135' Concrete Truck Court

Designed for efficient trailer circulation and maneuverability.



Drive Through Capability

40' wide access from Medford.



Fully Secured Yard

Gated and paved outdoor area ideal for trailer storage, parking, and operational flexibility.



Low Coverage Facility

44,750 SF on 107,449 SF land with 43% coverage.



Dock High Loading

6 Dock high positions.
1 per 8,000 SF



Prime Infill Los Angeles Location

Exceptional access to Downtown Los Angeles, major freeways, the Ports of Los Angeles & Long Beach, and the greater Southern California logistics network.



CONCEPTUAL SITE

12 MONTH DELIVERY FROM AGREEMENT



TOTAL BUILDING
±48,750 SF



POWER
2,000 AMPS



TRUCK COURT
135'



PARKING
56 SPACES



LAND
±107,449 SF
(±2.47 AC)



CONSTRUCTION
CTU



YARD
GATED AND SECURED



CLEAR HEIGHT
28'



OFFICE SIZE
±2,000 SF



LOADING
6 DH / 1 GL



SPRINKLERED
YES



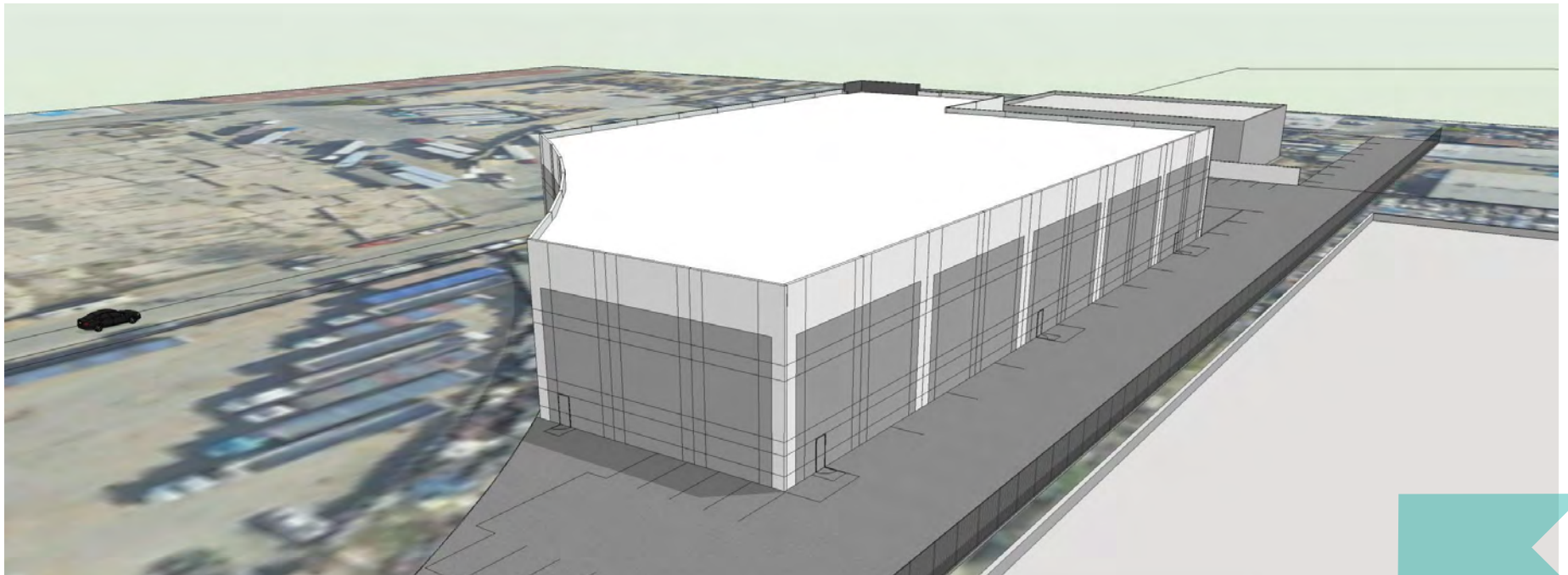
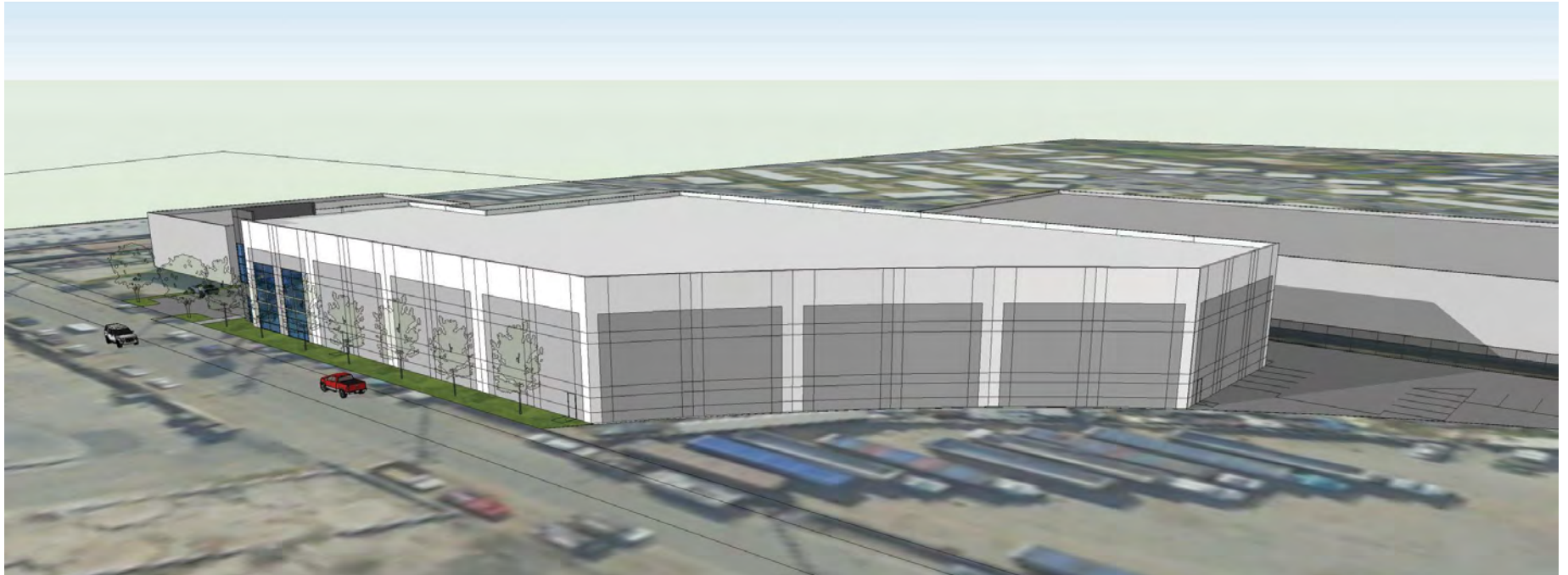
ZONING
LCM2*



CONCECPTUAL PLAN



CONCECPTUAL PLAN



BETWEEN USC MEDICAL CENTER AND CAL STATE LA



A map of the Los Angeles metropolitan area and surrounding regions. The map features several concentric circles centered on Los Angeles, labeled with distances: 3 MILES, 5 MILES, and 10 MILES. Major highways are shown in blue with their respective shields (e.g., 5, 10, 405, 110, 710). Various cities and towns are labeled, including Burbank, Glendale, Pasadena, Alhambra, Monterey Park, El Monte, Arcadia, West Hollywood, Culver City, Inglewood, Hawthorne, Redondo Beach, Torrance, Lomita, Carson, Lynwood, Downey, Norwalk, Bellflower, Cerritos, Buena Park, Lakewood, Los Alamitos, Signal Hill, Long Beach, and Rancho Palos Verdes. The map also shows the Port of Long Beach, the Port of Los Angeles, and the Naval Weapons Station Seal Beach. A green star marks the center of Los Angeles. The map includes a grid of streets and a scale bar at the bottom left.

135,381	802,747	3,203,244
2 MILES	5 MILES	10 MILES

CHINATOWN:	3 MILES
DOWNTOWN:	4 MILES
HIGHLAND PARK:	5 MILES
PASADENA:	5 MILES
KOREATOWN:	7 MILES
WEST HOLLYWOOD:	12 MILES
PORTS:	26 MILES
LAX	23 MILES
INTERMODAL YARD:	6.5 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

DILLON KNEAFSEY

Associate

+1 213 995 5159

dillon.kneafsey@cushwake.com

Lic 02439066

