

**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;  
480V/277; 3P/4W



PARKING  
TBD

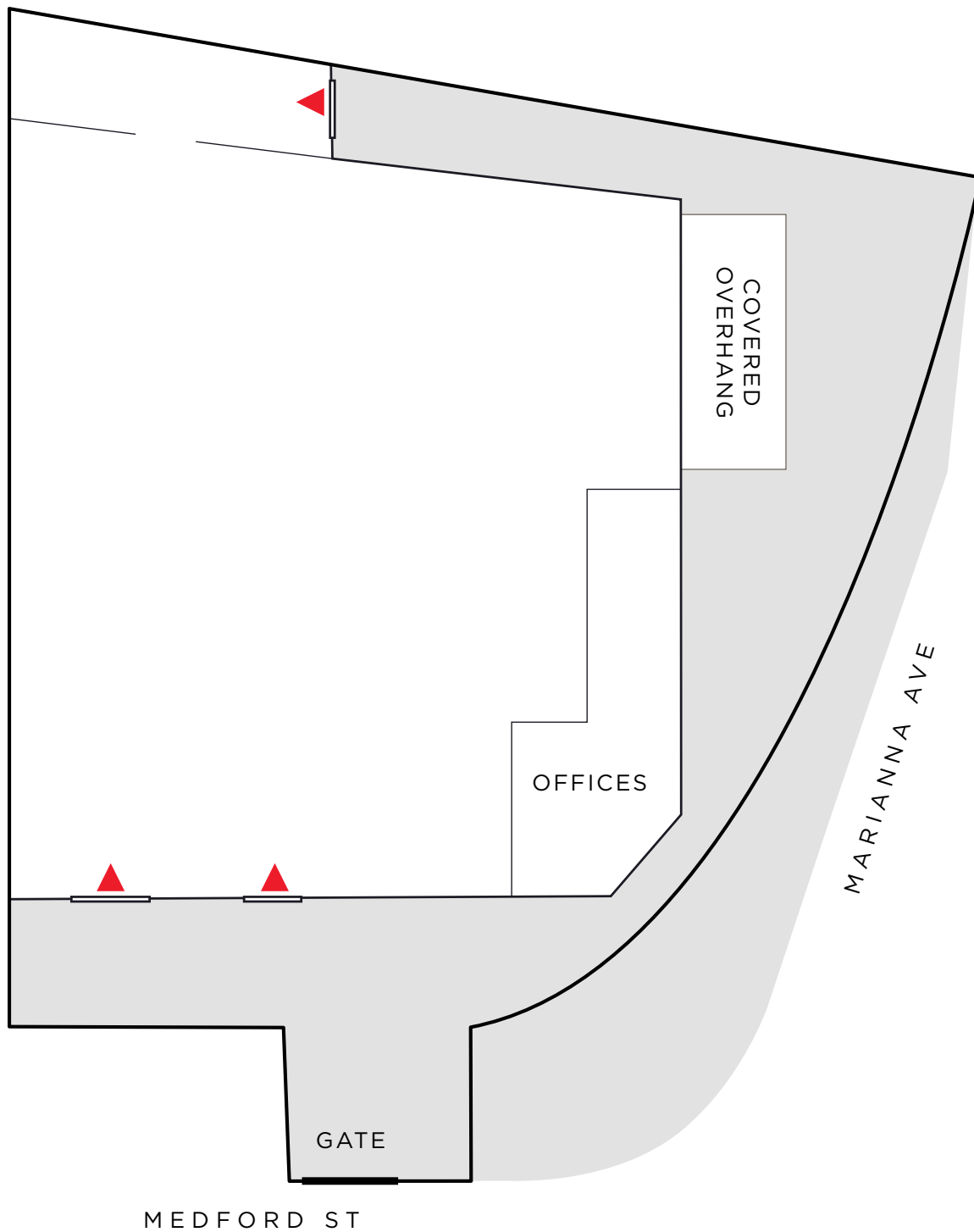


APN  
5164-019-029



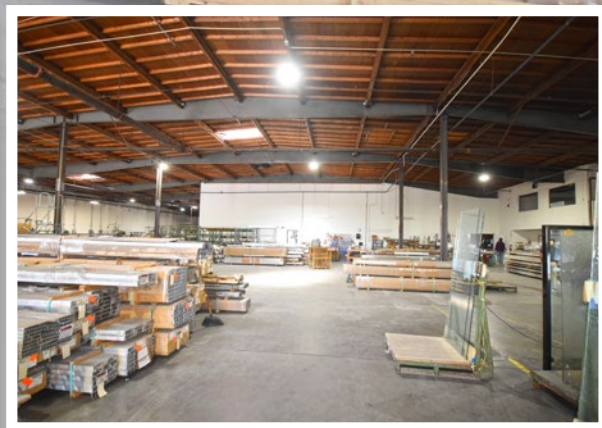
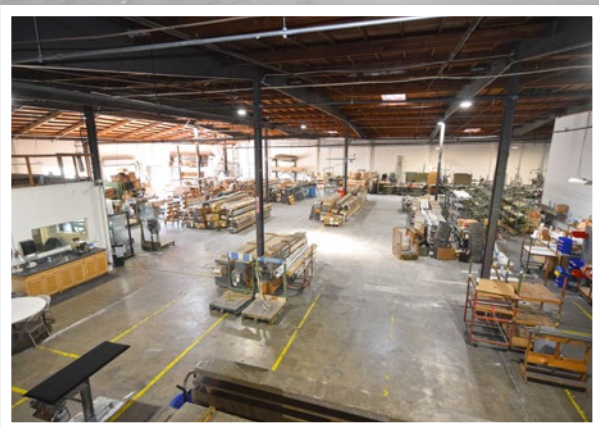
# SITE PLAN

▲ Ground Level Door



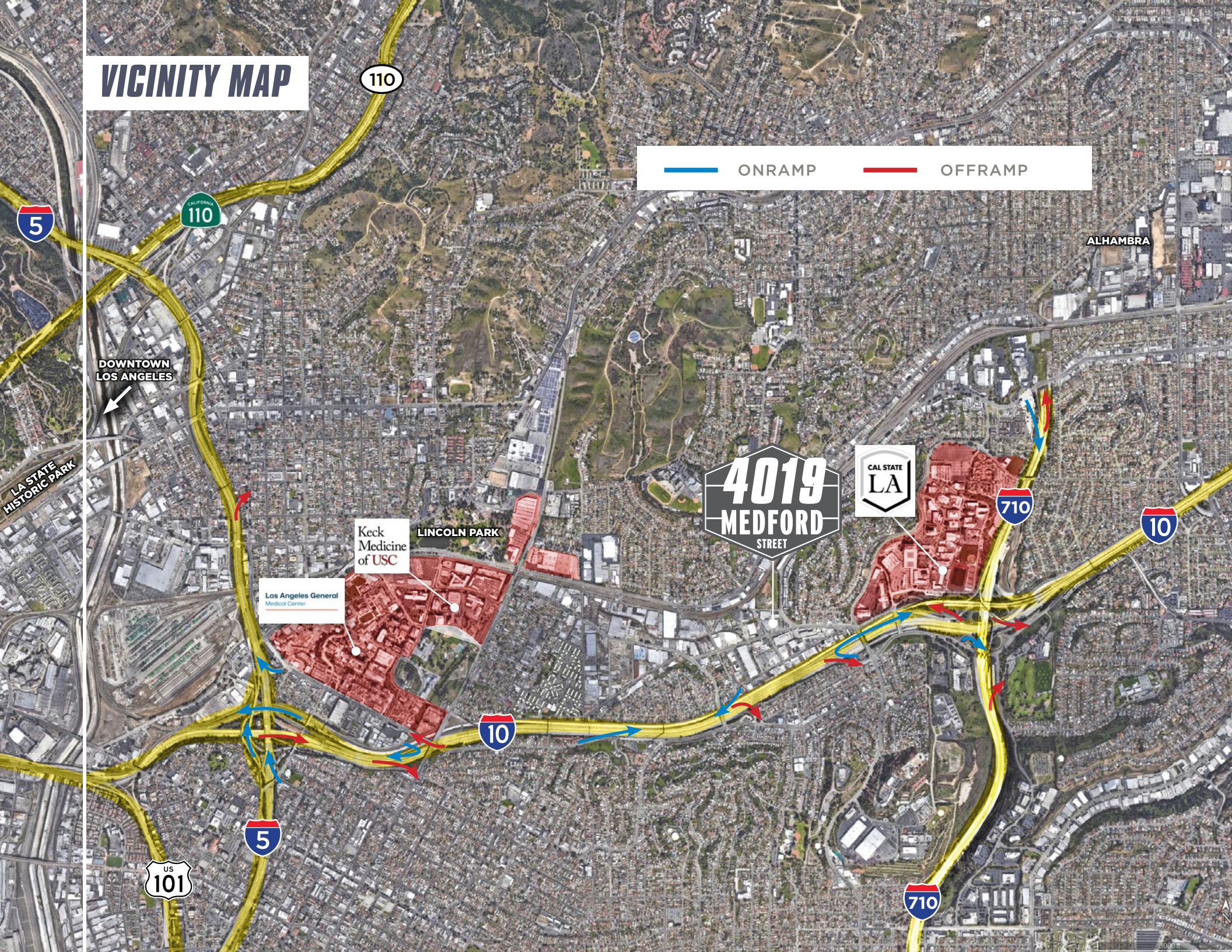
For discussion purposes only and not to scale - Buyer to verify.

# PHOTOS



# VICINITY MAP

— ONRAMP — OFFRAMP



DOWNTOWN  
LOS ANGELES

LA STATE  
HISTORIC PARK

Los Angeles General  
Medical Center

Keck  
Medicine  
of USC

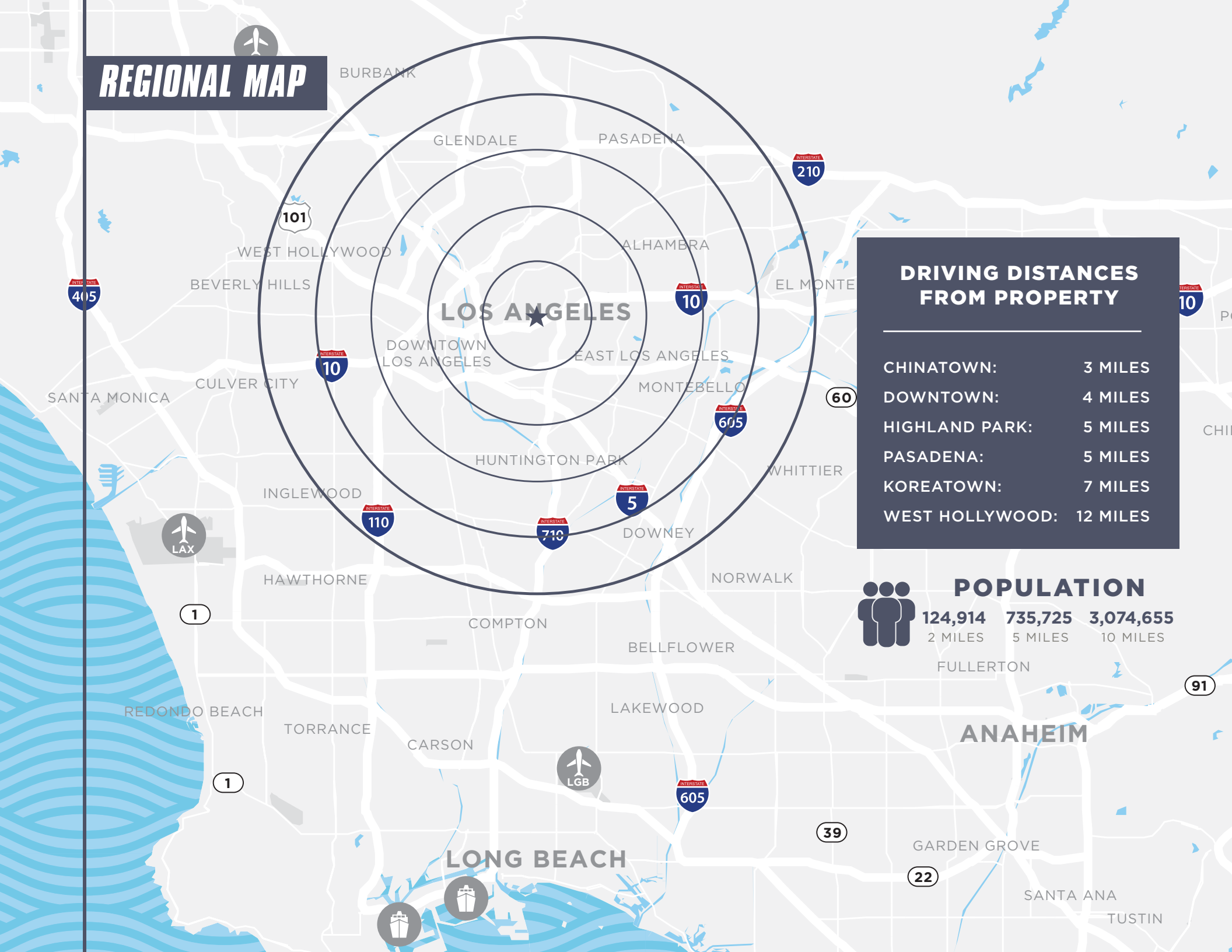
LINCOLN PARK

4019  
MEDFORD  
STREET



ALHAMBRA

# 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

<b>124,914</b>	<b>735,725</b>	<b>3,074,655</b>
2 MILES	5 MILES	10 MILES

**ANAHEIM**

**LONG BEACH**

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