

3344 MEDFORD ST

135,970 SF CLASS-A WAREHOUSE

 XEBEC™



LAST-MILE WAREHOUSE DISTRIBUTION

HIGHLIGHTS

- Heavy Power: 2000 Amp; Expandable to 4000 Amp
- 6,000 SF of Office
- Warehouse Lighting Provided
- 17 Dock Doors
- 11 (45,000 lbs) Dock Levelers
- 2 Ground-Level Doors
- All Concrete Truck Court
- Multiple Points of Ingress/Egress
- 32' Clear Height
- Strategically Located Less than One Mile North of Interstate 10 & One Mile East of Interstate 5

AVAILABLE SPACE

135,970 SF

LAND SIZE

6.09 Acres

COMPLETION DATE

Q2 2026

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PROPERTY LOCATION

135,970 SF CLASS-A WAREHOUSE



Interstate 10 Freeway
Less than a Mile Away



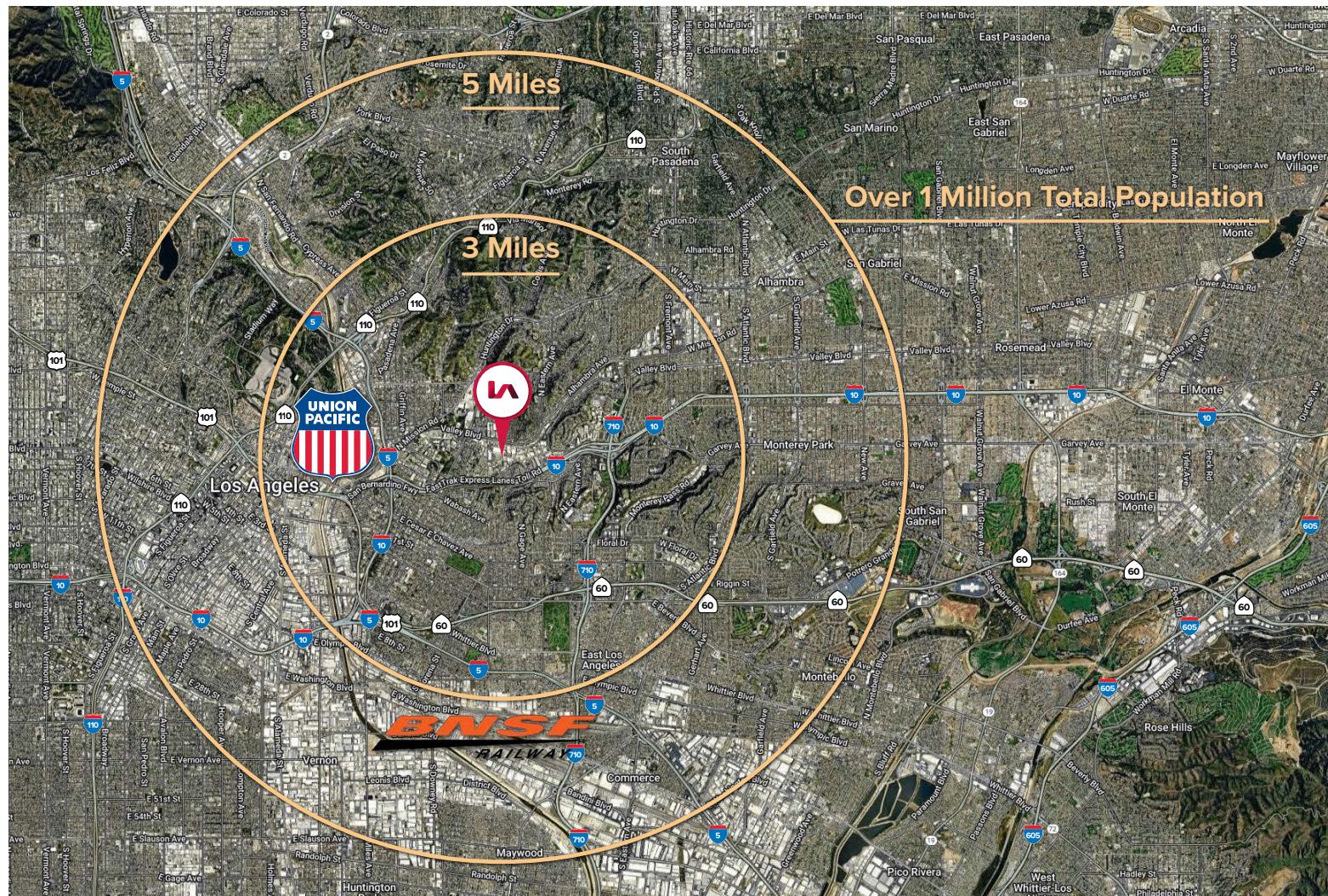
135,970 SF



5 Miles

3 Miles

Over 1 Million Total Population



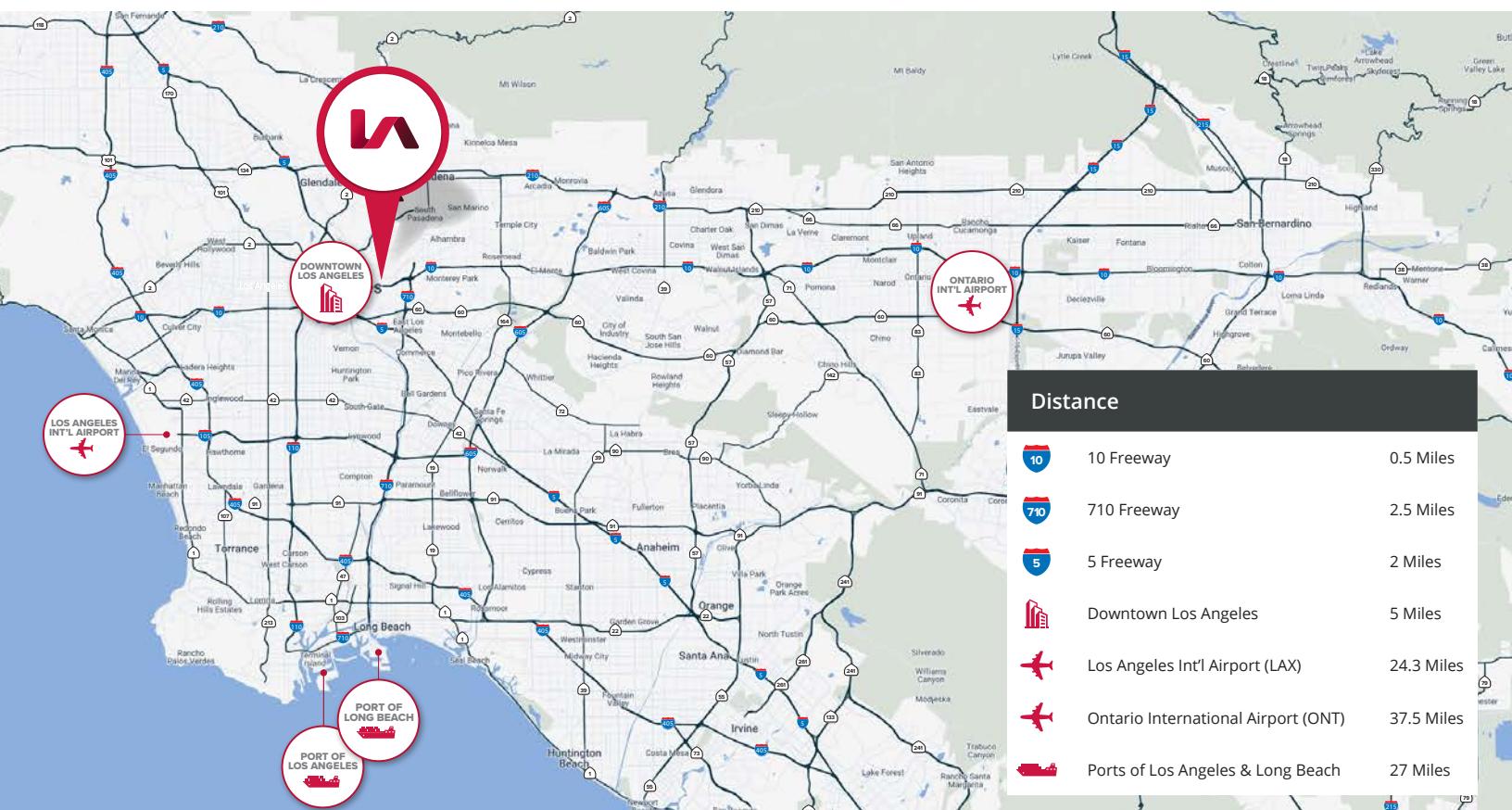
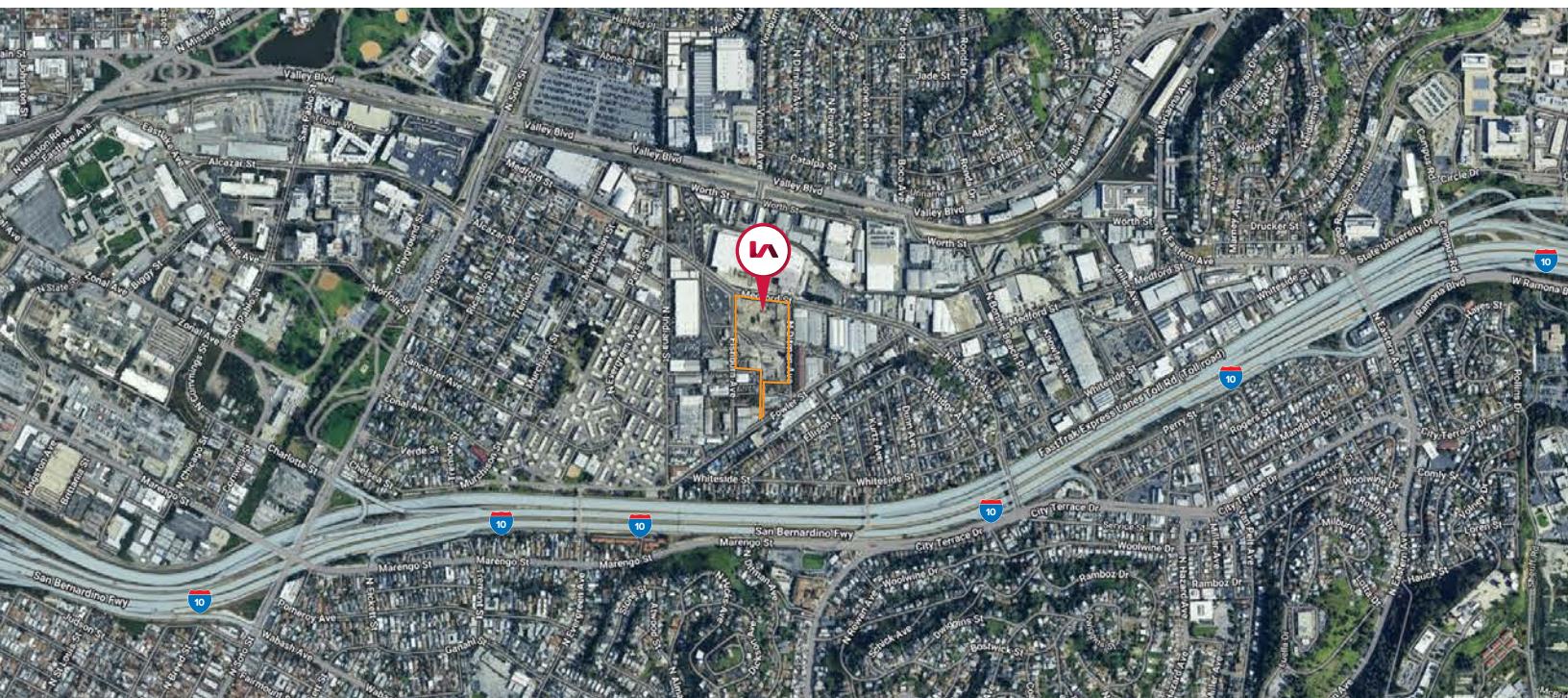
3344 Medford St. | Los Angeles, CA

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DISTANCE MAP

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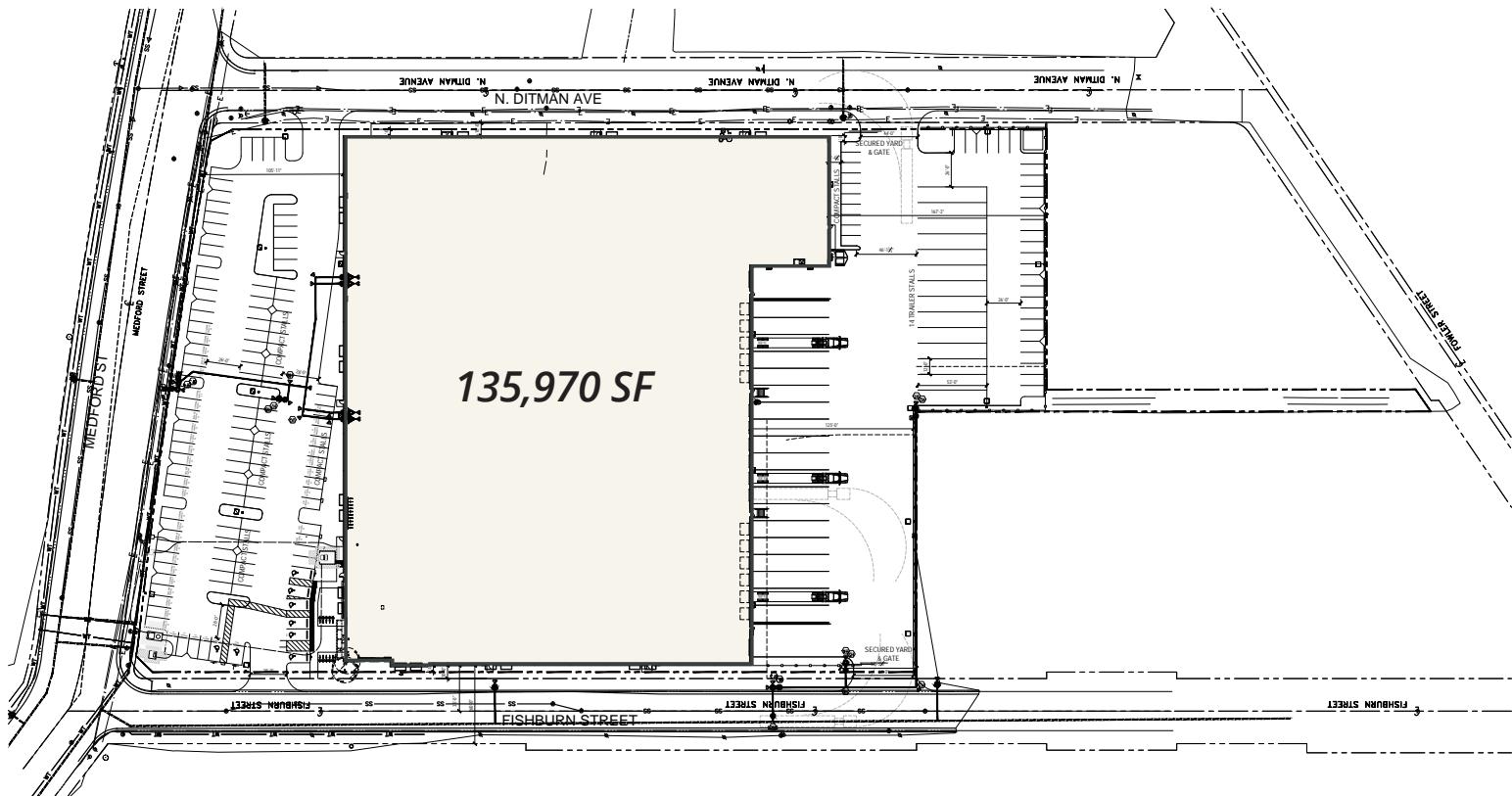
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SITE PLAN

135,970 SF CLASS-A WAREHOUSE

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3344 MEDFORD ST LOS ANGELES, CA

SITE PLAN

SP1

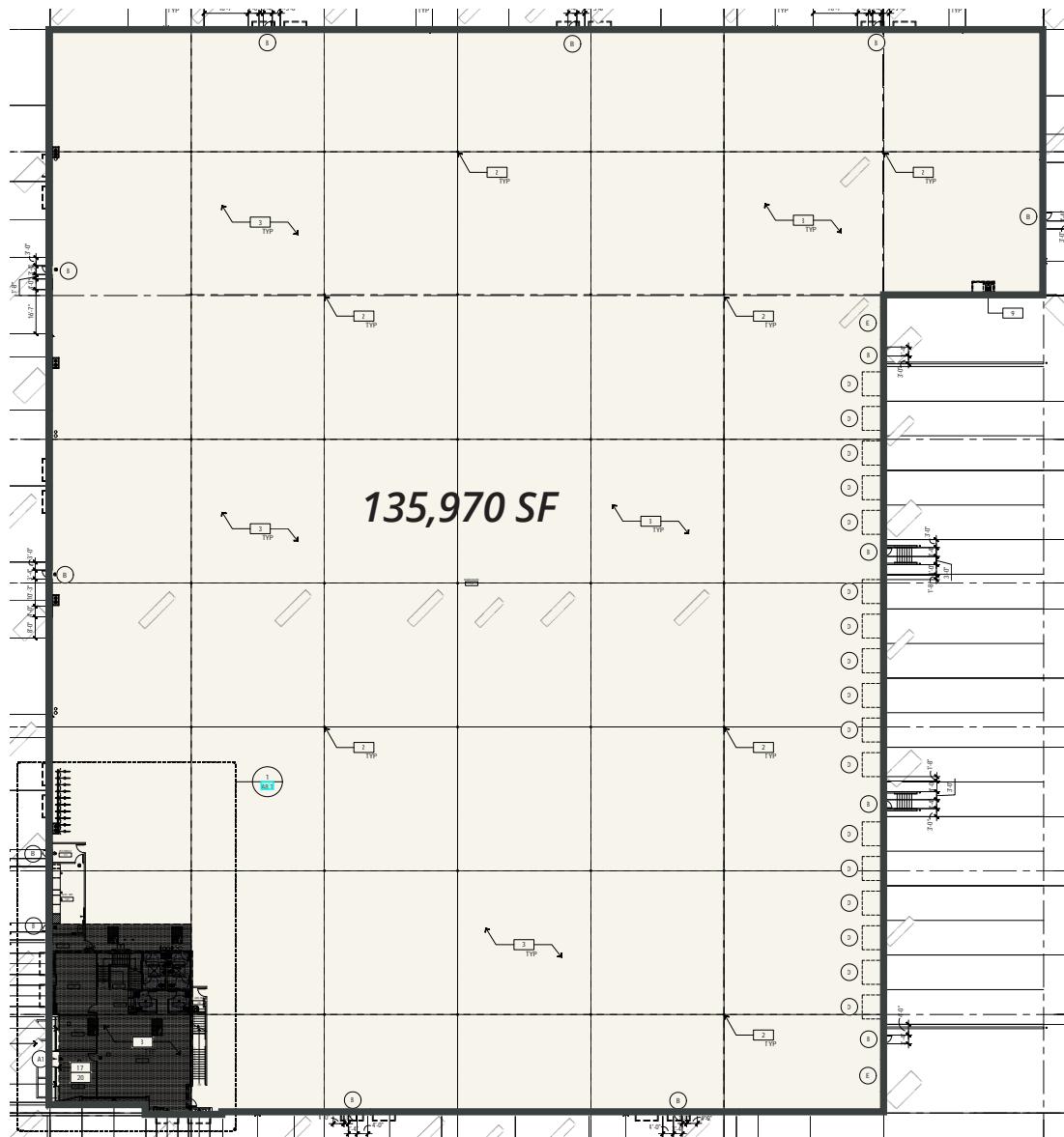
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FLOOR PLAN

135,970 SF CLASS-A WAREHOUSE

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FLOOR PLAN

FP1

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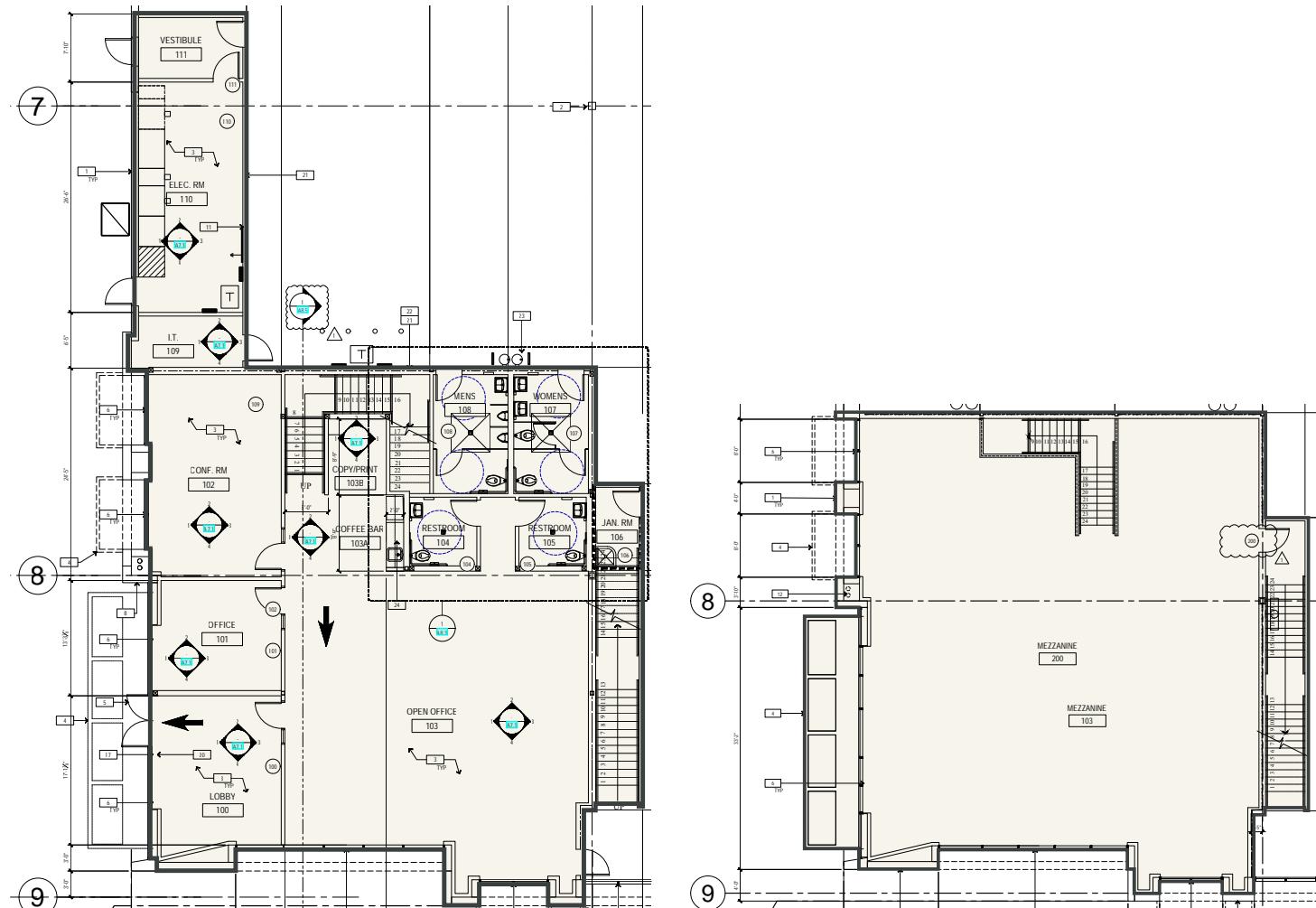
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OFFICE & MEZZANINE PLAN

135,970 SF CLASS-A WAREHOUSE

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OFFICE & MEZZANINE PLAN

O&MP1

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