

**INDUSTRIAL  
DISTRIBUTION WAREHOUSE**

**FOR SALE**  
**3816**  
**MEDFORD STREET**

LOS ANGELES, CALIFORNIA 90063



**EAST LOS ANGELES AREA**  
± 18,000 Square Feet

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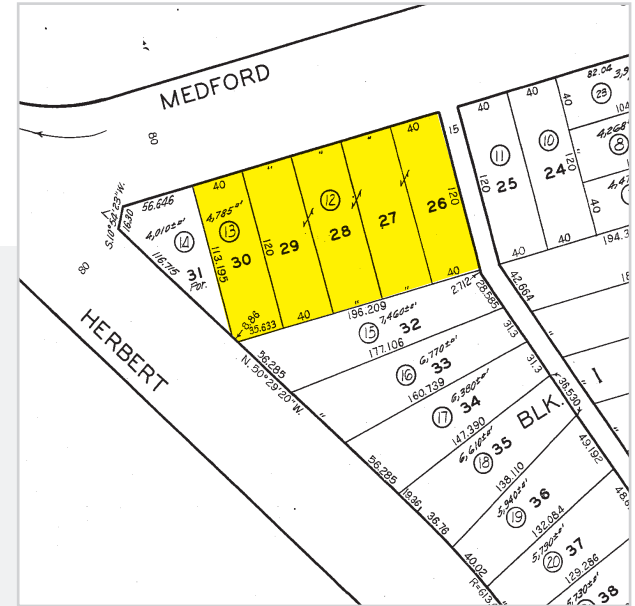
# ■ PROPERTY INFORMATION

## 3816 MEDFORD STREET LOS ANGELES, CA 90063

3816 Medford Street is an industrial distribution warehouse, which is also identified as Los Angeles County Tax Assessor's Office as parcel numbers 5224-024-012 and 5224-024-013. It is comprised of one building totaling 18,000 square feet ("SF") situated on approximately 24,325 SF of land.



- **Sale Price: \$2,700,000 / (\$150 PSF)**
- 2 drive-in doors
- 1 Dock-high loading door
- 120/240 v, 200 amp, single phase power
- Centrally located with easy access to 5, 10, 60, 101 AND 710 Freeways
- Secured, gated parking
- Near LA+USC Medical Center and Cal State LA in a gentrifying East LA neighborhood
- Near public transit
- Bow truss building with sky lights



### APN'S

5224-024-012  
5224-024-013

### INDUSTRIAL BUILDING SIZE

18,000 SF

### OFFICE SPACE

1,500 SF

### TOTAL LAND SIZE

24,325 SF

### YEAR BUILT

1928

### ZONING

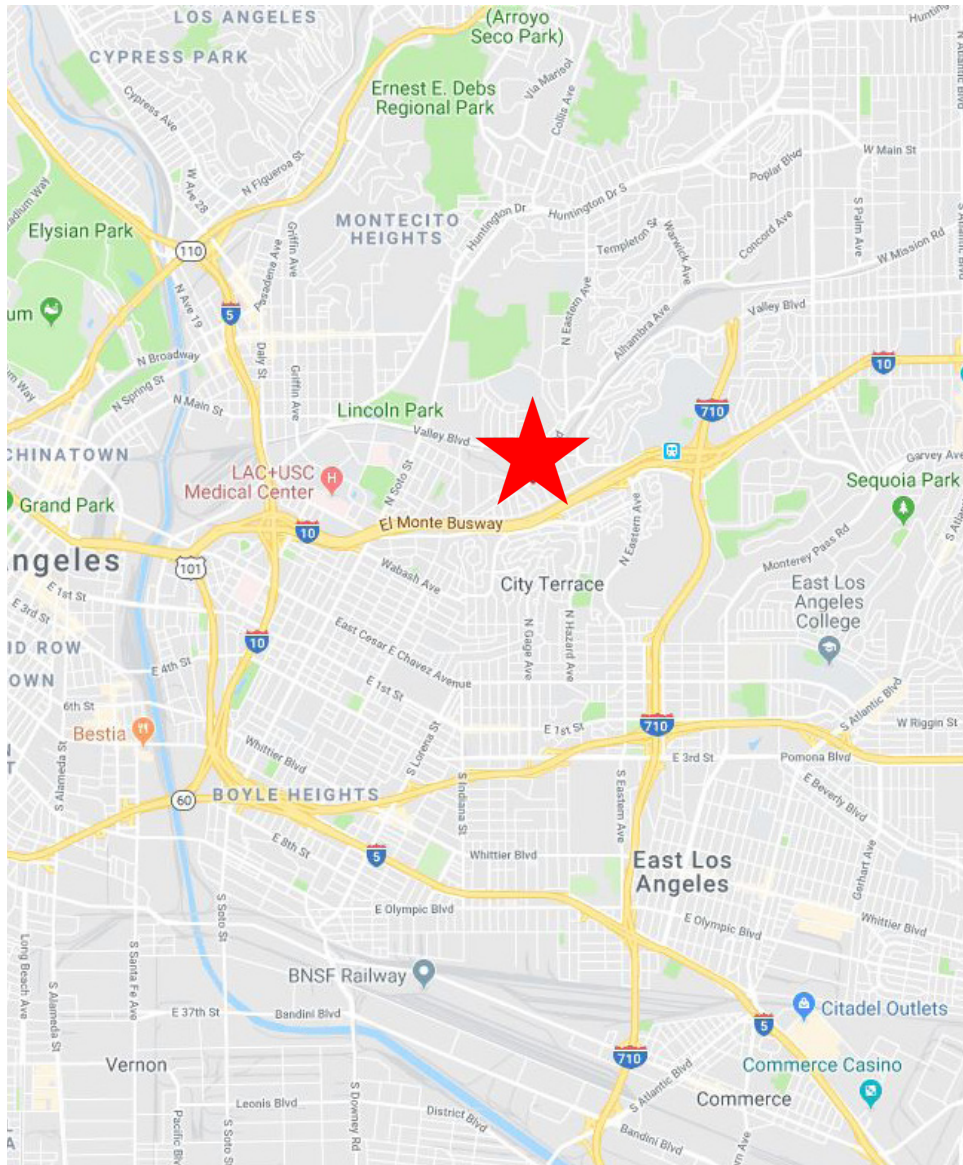
LCM1\*

### USE

Warehouse

\*Per public record

# ■ PROPERTY MAPS



# ■ PROPERTY PHOTOS





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