

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

48,750 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



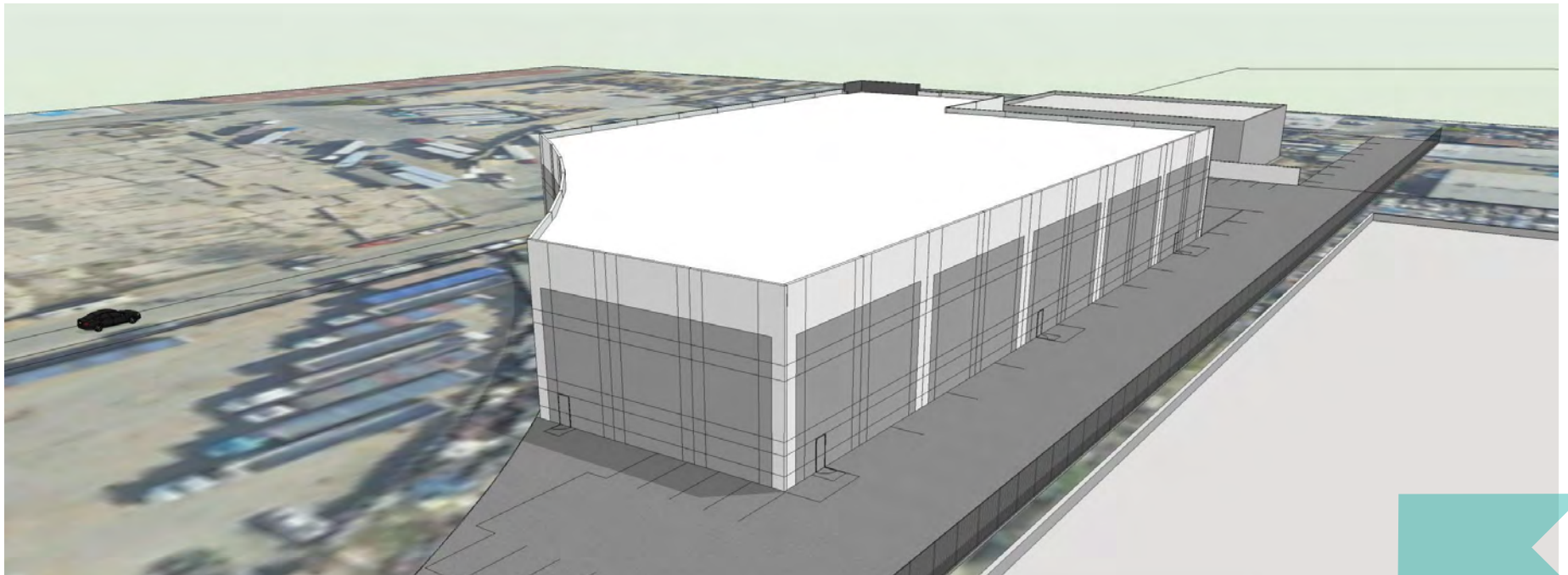
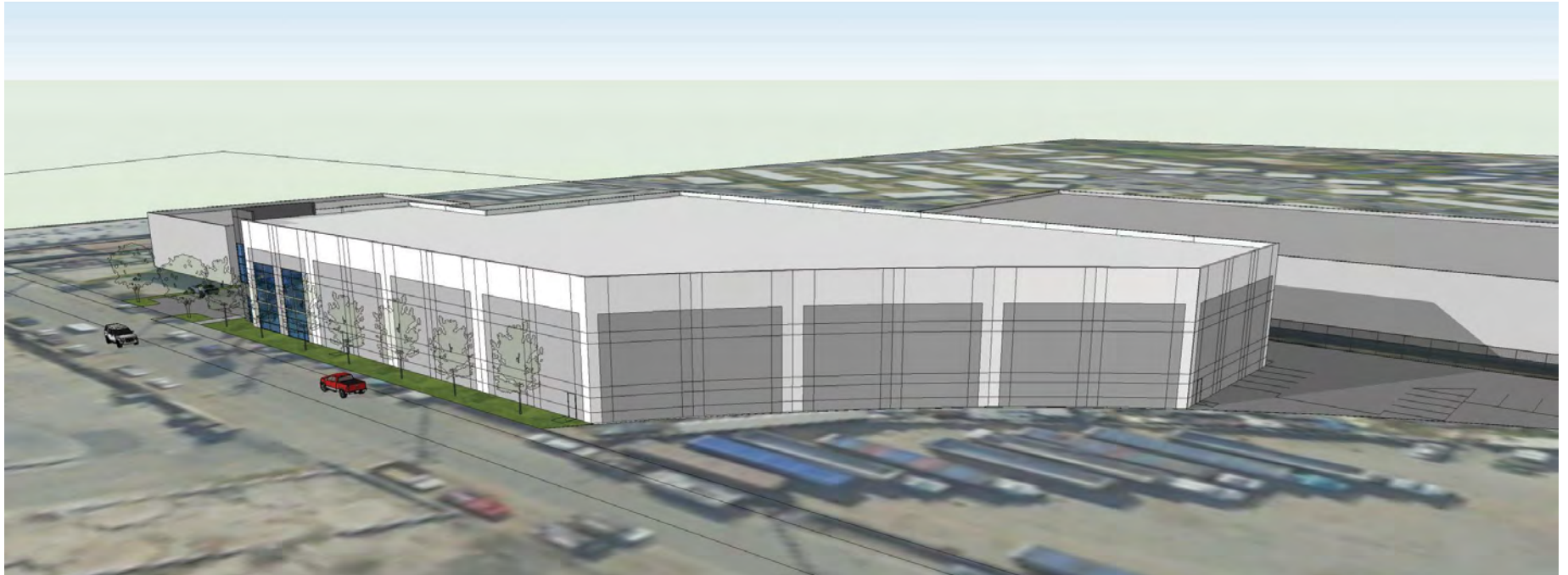
ZONING
LCM2*



CONCECPTUAL PLAN



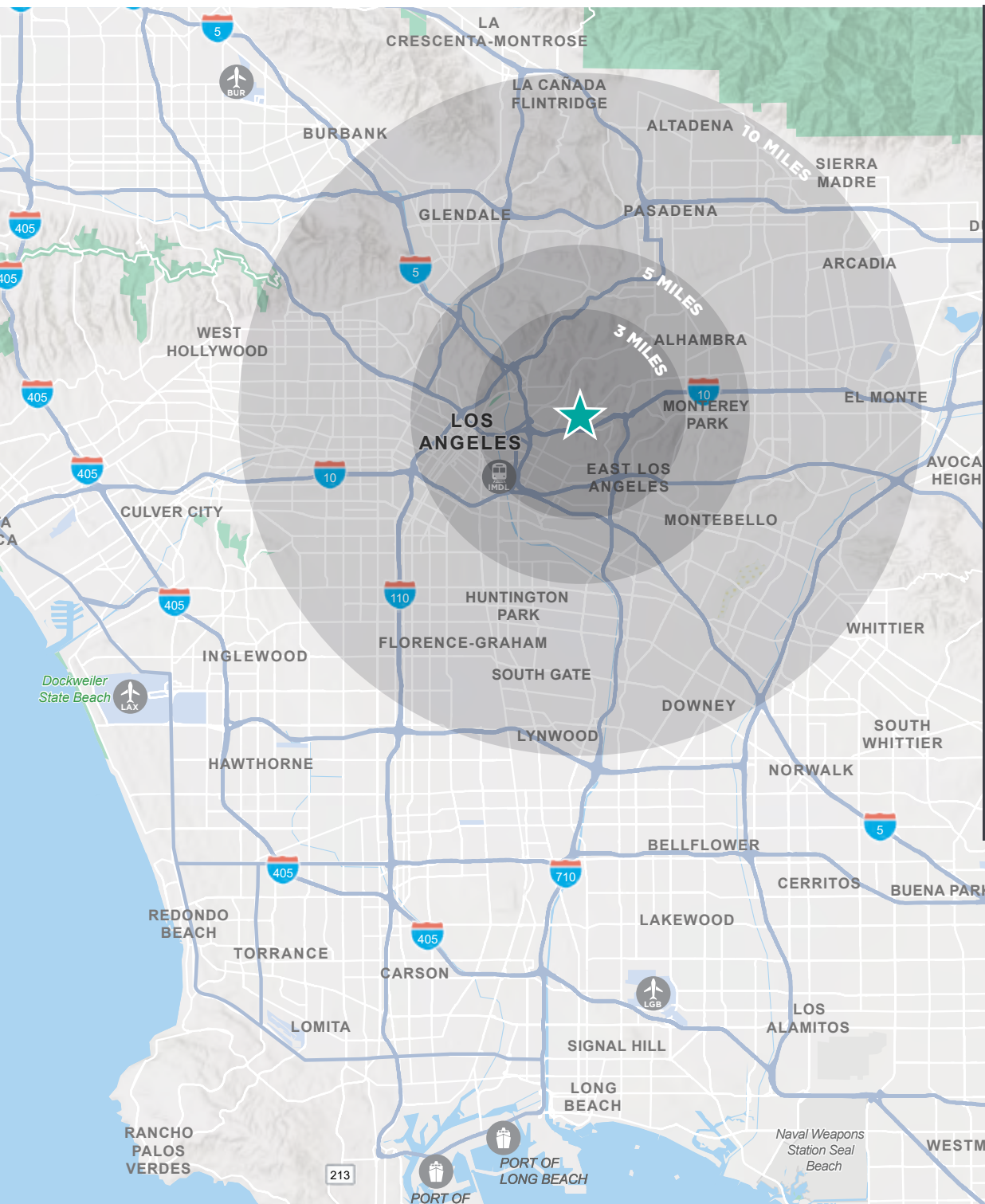
CONCECPTUAL PLAN



BETWEEN USC MEDICAL CENTER AND CAL STATE LA



PREMIER ACCESS TO MAJOR TRANSPORTATION CORRIDORS



REGIONAL MAP



POPULATION

135,381 802,747 3,203,244
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
PORTS:	26 MILES
LAX	23 MILES
INTERMODAL YARD:	6.5 Miles



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