



1461 CANAL AVE.

YARD

1450 SANTA FE AVE.

SANTA FE AVE. - OVERWEIGHT CORRIDOR

W. COWLES ST. - OVERWEIGHT CORRIDOR



AVAILABLE "SOUTH OF THE ALLEY"

AVAILABLE:	±18,259 SF Buildings on 52,500 SF of land (±1.21 Acres)
PRICING: (Will divide and sell South of the Alley Separately)	Lease Rate: \$0.75 per Land SF NNN + \$0.128 per Land SF OPEX (\$46,114.25 / mo. Total)
INCLUDES 2 BUILDINGS:	1450 Santa Fe Ave (±8,184 SF Building) 1461 Canal Ave (±10,075 SF Building)



1450 SANTA FE

PRICING

\$2.50 / Building SF Gross
\$20,460 / Month Gross

BUILDING

8,184 SF High Image
Warehouse / Office

LAND

17,500 SF

ADDITIONAL YARD / LAND

PRICING

\$0.80 / Land SF Gross
\$8,000 / Month Gross

BUILDING

- » None
- » Must be Leased with
One of the Buildings

LAND

10,000 SF

1461 CANAL

PRICING

\$1.75 / Building SF Gross
\$17,631 / Month Gross

BUILDING

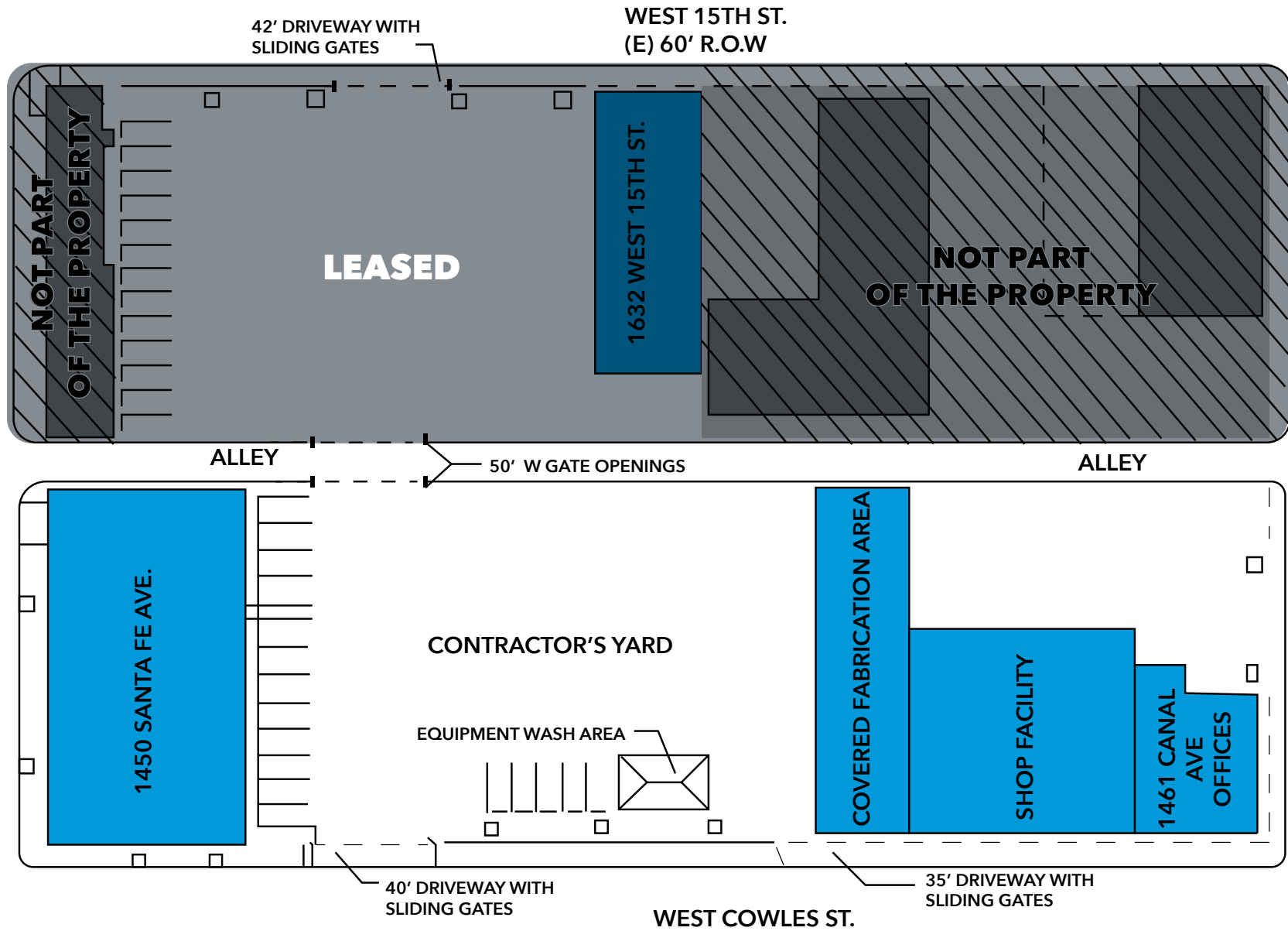
10,075 SF

LAND

25,000 SF

**Landlord may choose to transact on a net basis*

FLOOR PLAN (Not Drawn to Scale)

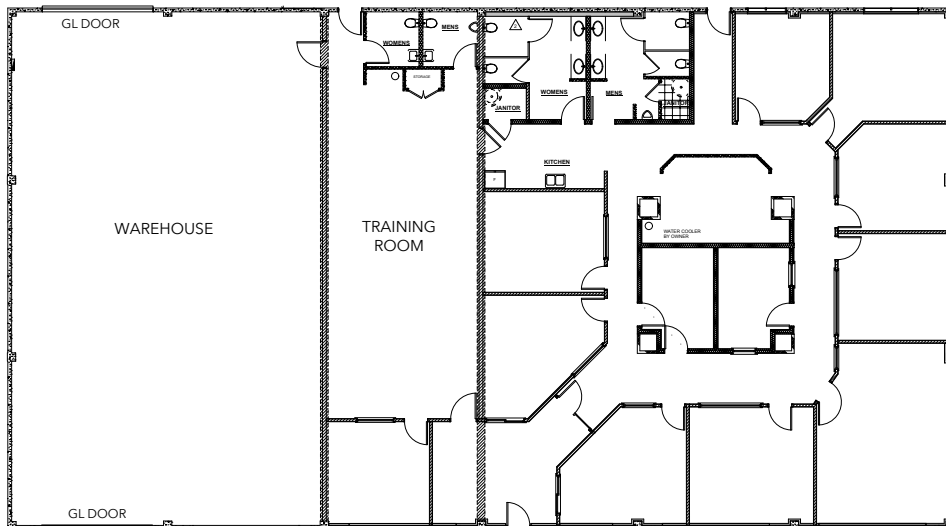


HEADQUARTER BUILDING PROFILE

1450 SANTA FE AVE.

- ±8,184 SF Building
- Headquarter Style Offices with Glass Atrium
- 400 AMP Power, 240 V, 3 Phase Power
- 2 GL doors (14'6"w x 13' h)
- 14' Min Warehouse Clear
- Office SF: 5,362 SF
- Warehouse SF: 2,822 SF
- Concrete Tilt Up Construction

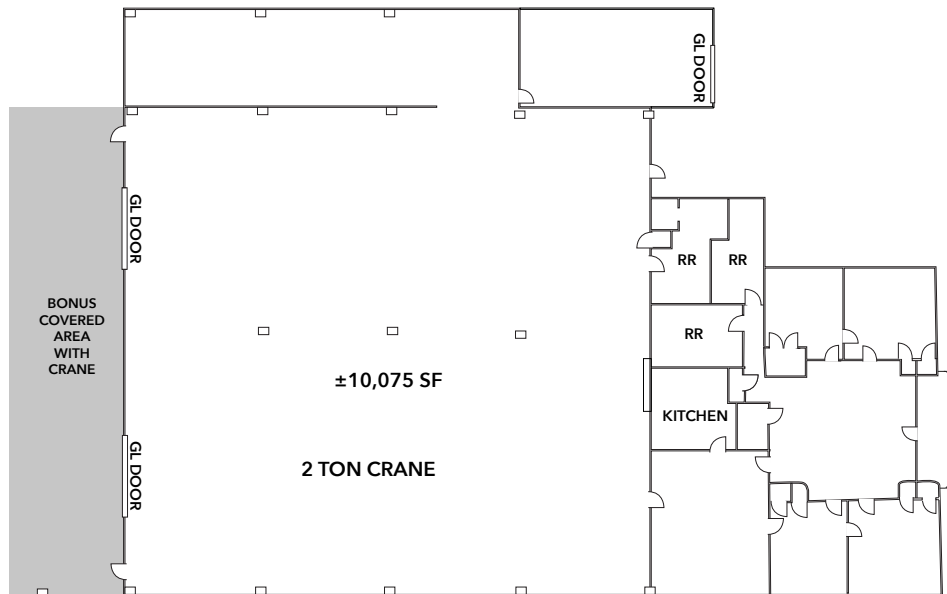
CLICK FOR VIRTUAL TOUR



SHOP BUILDING PROFILE

1461 CANAL AVE.

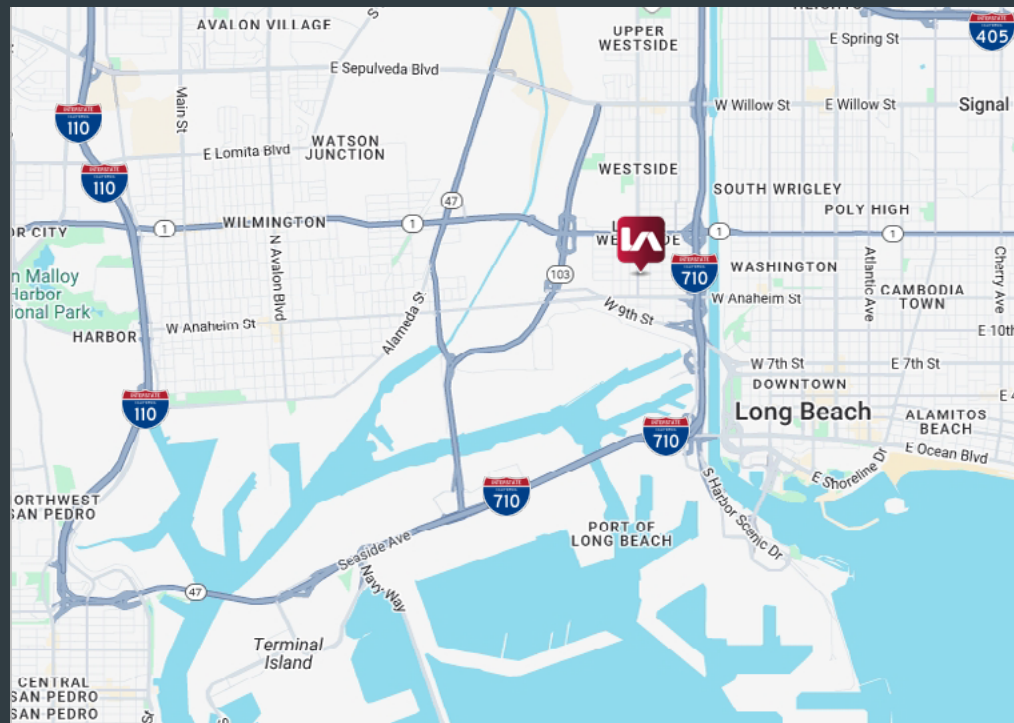
- $\pm 10,075$ SF Shop Building
 - $\pm 3,600$ SF additional Overhang / Fabrication Area
 - 2 Ton Overhead Bridge Crane
 - $\pm 2,330$ SF office
 - 3 GL doors (2: 11'11" w x 14' H)
 - 17'10" minimum clear - 25' at peak
 - Metal Construction
 - Electrical Service 1: 400 AMP, 240 V, 3 Phase
 - Electrical Service 2: 200 Amp, 240 V, Single Phase
- *This structure leased AS IS* SF IS APPROXIMATE



YARD / OUTSIDE STORAGE PROFILE

Yard Features:

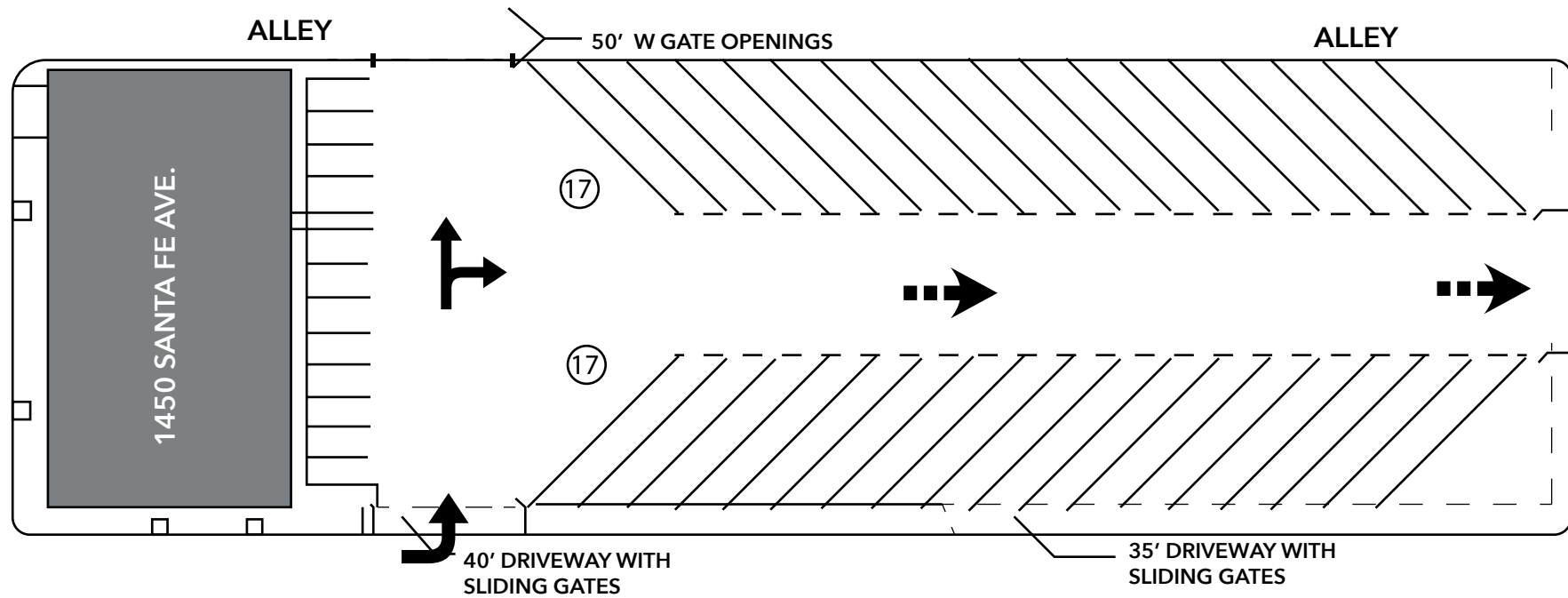
- Overweight Corridor (Santa Fe & Cowles)
- Fully Lit Yard
- All Concrete Yard (Cowles 6" - 8")
- 40' & 50" Wide Access Gates w/ Drive Through access
- Equipment Wash Rack with Self Contained Circulating 500 Gallon Above Ground Clarifier
- Power Connections Throughout Yard
- Air Compressor + Connections throughout yard
- 1461 Canal (shop building) can be demolished for larger yard
- Truck and Container Parking possible with CUP
- Adjacent to Long Beach Port
- Easy 710 Freeway Access



POTENTIAL CONTAINER PARKING PLAN
34 CONTAINER PARKING ESTIMATED

Truck / Container Parking
Possible with CUP

OVERWEIGHT CORRIDOR - SANTA FE AVE.



OVERWEIGHT CORRIDOR - WEST COWLES ST

LONG BEACH



1461 CANAL AVE.
±10,075 SF
SHOP. OFFICE

±3,600 SF
OVERHANG

YARD

1450 SANTA FE
±8,184 SF
OFFICE//
WAREHOUSE

CANAL AVE

W. 15TH ST