



# 3265 East 59th Street

LONG BEACH · CALIFORNIA · 90805

**\$4,450,000**

OFFERING PRICE

**14,000 SF**

BUILDING SIZE

**0.83 Acres**

LOT SIZE

**\$318 / SF**

PRICE PER SF

#### FINANCING

**Seller Financing Available**

#### ENVIRONMENTAL

**Clean RWQCB Clearance In Hand**

#### PROGRAM

**SBA 504 Eligible**

*Exclusively Offered By*

**Janet Muradian · Compass SFJ Group**

M: (310) 855-2049 · O: (310) 579-2200 · janet.muradian@compass.com

# Executive Summary

## A De-Risked Industrial Acquisition in the Heart of the Long Beach Corridor

American Industrial Services presents the exclusive offering of 3265 East 59th Street — a freestanding 14,000 SF flex industrial building positioned in one of Southern California's most active industrial submarkets, minutes from the I-605 interchange and the Port of Long Beach.

This offering stands apart from competing assets in one critical respect: a Regional Water Quality Control Board (RWQCB) environmental clearance has been obtained, documented, and is available to qualified buyers. In a submarket where environmental liability routinely kills deals and erodes value, this property arrives with a clean bill of health — a distinction most sellers cannot offer.

The building's configuration — 10,100 SF of clear-span warehouse plus 3,900 SF of updated office — combined with a large secured rear yard, IL zoning, and dual grade-level doors creates a highly flexible operational footprint suited to a wide range of industrial uses.

Seller financing is available to qualified buyers, and the property is SBA 504 eligible, meaningfully lowering the barrier to owner-user acquisition in today's elevated rate environment.



Front elevation

- ★ **Clean RWQCB Clearance** docs in hand
- ★ **Seller Financing** 25% down
- ★ **SBA 504 Eligible** up to 90% LTV
- ★ **Large Secured Yard** rare in corridor
- ★ **IL Zoning** 30+ permitted uses
- ★ **I-605 Access** minutes away
- ★ **Freestanding** single tenant, no HOA

### PROPERTY AT A GLANCE

Address	<b>3265 East 59th Street, Long Beach CA 90805</b>
Offering Price	<b>\$4,450,000 (\$317.86 / SF)</b>
Building Size	<b>14,000 SF (Warehouse + Office)</b>
Site Area	<b>0.83 Acres / 36,308 SF</b>
Zoning	<b>IL — Light Industrial</b>
Year Built	<b>1958 · Class C · Freestanding</b>
Ceiling Height	<b>18 Feet Clear</b>
Lot Features	<b>Large Secured Yard · Fenced &amp; Gated</b>

# Property Photography



*Aerial elevation — East 59th Street frontage*



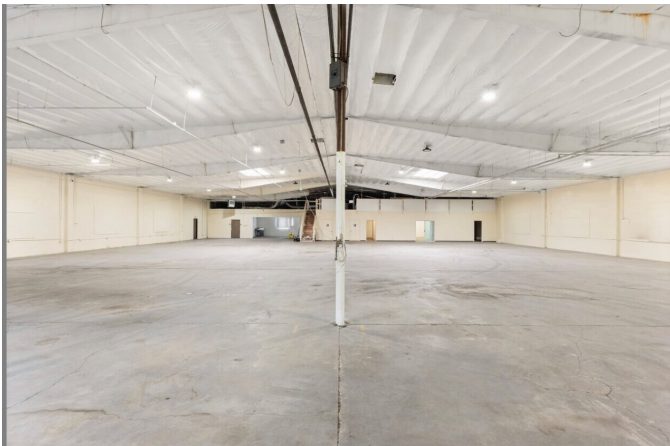
*Front elevation*



*Exterior — east angle*



*Exterior — west angle*



*Warehouse interior — 10,100 SF clear-span*



*Rear yard — grade-level doors & secured yard*

# Property Details

## BUILDING INFORMATION

Property Address	<b>3265 East 59th Street</b>
City / State / Zip	<b>Long Beach, California 90805</b>
County	<b>Los Angeles County</b>
Parcel Number	<b>7121-007-011 (APN)</b>
Year Built	<b>1958</b>
Building Class	<b>Class C — Single Story</b>
Construction	<b>Masonry / Concrete Block</b>
Roof	<b>Flat / Modified Bitumen</b>
Total Building	<b>14,000 SF</b>
Warehouse	<b>±10,100 SF (Clear-Span)</b>
Office	<b>±3,900 SF (Ground Floor)</b>
Clear Height	<b>18 Feet</b>
Column Spacing	<b>Clear Span</b>
Drive-In Doors	<b>2 Grade-Level</b>
Skylights	<b>Yes</b>
Mezzanine	<b>Yes</b>
HVAC	<b>Air Conditioned — Office</b>
Insulation	<b>Updated Post-2020</b>
Power	<b>3-Phase (Verify with Broker)</b>

## SITE INFORMATION

Lot Size	<b>0.83 Acres (36,308 SF)</b>
Frontage	<b>East 59th Street</b>
Yard	<b>Large Secured Rear Yard</b>
Fencing	<b>Perimeter Fenced &amp; Gated</b>
Parking	<b>Front Surface + Rear Yard</b>
Access	<b>24-Hour Access</b>
Topography	<b>Level / At Grade</b>

## ZONING & PERMITTED USES

Zoning	<b>IL — Light Industrial</b>
Code	<b>M1 and MR2 Uses</b>

### Permitted uses include:

- Storage yards & outdoor material storage
- Light manufacturing and assembly
- Enclosed composting operations
- Distribution and warehousing
- Recycling and C&D; processing
- Drayage, trucking, fleet operations
- Contractor yards and equipment storage
- Light fabrication and metalwork
- Animal keeping

## OFFICE SUITE FEATURES

- Reception area with natural light
- 4 private offices
- 1 kitchenette and break room
- 5 restrooms (2 updated)
- Flexible open conference area
- Air conditioning throughout

## TRANSPORTATION & ACCESS

I-605	<b>Minutes from interchange (N/S)</b>
I-405	<b>Accessible via arterials</b>
I-710	<b>Accessible via arterials</b>
SR-91	<b>Accessible via arterials</b>
Port	<b>Port of Long Beach — nearby</b>
LGB	<b>Long Beach Airport — ~10 min</b>

# Environmental Overview

## A Clean Bill of Health — Documented and In Hand

Environmental liability represents the most significant — and most common — risk factor for industrial property acquisitions throughout the Long Beach and greater LA County corridor. Buyers, lenders, and their counsel routinely require Phase I and Phase II environmental studies, and when contamination is discovered, deals collapse, timelines extend, and values erode.

**This property is the exception.**

A Regional Water Quality Control Board (RWQCB) clearance report has been obtained by the seller, documented in full, and is available to qualified buyers upon execution of a Non-Disclosure Agreement and presentation of proof of funds.



Rear yard & operational areas

- ✓ **No active remediation required** site cleared by regulatory authority
- ✓ **No ongoing monitoring obligations** no post-closing compliance burden
- ✓ **No known contamination issues** RWQCB has closed the matter
- ✓ **Documentation in hand** available at showing to qualified buyers
- ✓ **\$55,000+ invested by seller** buyer inherits full benefit

**WHY THIS MATTERS**

Phase I (Typical)	<b>\$2,500 – \$5,000</b>
Phase II If Needed	<b>\$15,000 – \$80,000+</b>
Remediation If Found	<b>\$50,000 – \$500,000+</b>
Closing Delay	<b>30 – 90 additional days</b>
This Property	<b>Clearance already obtained</b>

In practical terms, this clearance eliminates the need for buyer-commissioned Phase II studies on this specific environmental matter, reduces lender scrutiny, accelerates closing timelines, and removes one of the most common contingency-based negotiating tactics buyers use to re-trade industrial acquisitions.

For owner-users seeking SBA 504 financing, clean environmental status is a prerequisite. This property qualifies. For investors evaluating long-term hold strategies, the absence of environmental tail risk materially improves the risk-adjusted return profile of the asset.

*Most competing industrial assets in this submarket carry unknown environmental exposure. This property does not. That distinction commands a premium and justifies buyer confidence.*

# Acquisition & Financing

## Seller Financing Available

The seller is prepared to offer financing to qualified buyers. With 30-year commercial mortgage rates at 6.5–7%+, seller financing meaningfully reduces the buyer's effective cost of capital and expands the pool of qualified buyers.

### INDICATIVE SELLER FINANCE TERMS

- \$ Minimum Down Payment** 25% of purchase price (\$1,112,500)
- \$ Seller Carry Amount** Up to 15% of purchase price
- \$ Interest Rate** Competitive — negotiated with buyer
- \$ Loan Term** 5-year balloon / 20-year amortization
- \$ Buyer Qualification** 2 years tax returns + credit review
- \$ Security** Deed of trust — second lien position

The seller carry reduces the required bank loan, improves debt service coverage, lowers monthly payment vs. fully conventional financing, and allows the buyer to refinance at maturity when rates normalize.

## SBA 504 Financing

This property is eligible for SBA 504 financing, allowing qualified owner-users to acquire with as little as 10% down at below-market fixed rates.

- \$ Down Payment** As low as 10% for qualified buyers
- \$ LTV** Up to 90%
- \$ Rate** Below-market fixed rate (20–25 yr term)
- \$ Eligibility** Owner-occupant, for-profit businesses

## Ideal Buyer Profile

### OWNER-USERS

- Construction & demolition contractors
- C&D; recycling and material processors
- Drayage operators and port truckers
- Distributors and 3PL operators
- Light manufacturers and fabricators
- Recyclers and scrap processors
- Equipment rental and fleet operators
- Landscaping and contractor companies

### INVESTORS

- Value-add industrial buyers
- 1031 exchange buyers
- Long-term hold industrial investors
- Port-adjacent industrial specialists

### FINANCING COMPARISON

All-Cash	<b>\$4,450,000</b>
Net at Close	<b>~\$1.80M after payoff &amp; costs</b>
SBA 504 — Down	<b>\$450,000 (10%)</b>
SBA Loan	<b>~\$4,005,000</b>
Est. Payment	<b>~\$22,000–24,000 / month</b>
Conv. + Carry — Down	<b>\$1,112,500 (25%)</b>
Bank Loan	<b>\$2,670,000</b>
Seller Carry	<b>\$667,500 @ 7%</b>
Carry Payment	<b>~\$5,175 / month to seller</b>

# Market Overview

## Long Beach Industrial Submarket

Long Beach sits at the intersection of two of the most powerful demand drivers in Southern California industrial real estate: the Port of Long Beach — the second-busiest container port in the United States — and a dense concentration of drayage, logistics, distribution, and light manufacturing businesses that depend on proximity to port infrastructure.

Properties in the 10,000–20,000 SF range — particularly freestanding, single-tenant assets with secured yards — represent a thin supply segment where qualified buyers consistently outnumber available inventory.

### SUBMARKET FUNDAMENTALS

Market Avg. Asking	~\$329 / SF (industrial)
This Property	\$317.86/ SF — below market
LA County Vacancy	~6.1% (Q4 2025)
Avg. Cap Rate	~5.2% (industrial)
YOY Rent Change	–3.4% (buyer's market)
Median DOM (<20K SF)	~4.6 months
Sales Volume Change	–24% QoQ (Q4 2025)

## Market Context

The SoCal industrial market has shifted toward buyers over the past 18 months, driven by rising interest rates, tariff-related demand uncertainty, and increasing vacancy in large-format distribution facilities. However, small-bay industrial (<20K SF) continues to outperform — driven by local owner-users who are rate-sensitive but location-dependent.

This property is priced below the Long Beach market average on a per-SF basis, positioned in the sweet spot of owner-user demand, and differentiated by seller financing and clean environmental status — all factors that compress days on market in a softening environment.

## Location Advantages

### FREEWAY ACCESS

- **I-605** — Minutes from interchange, direct N/S freeway access
- **I-405** — South Bay Freeway, major regional connector
- **I-710** — Long Beach Freeway, direct port access corridor
- **SR-91** — Riverside Freeway, inland connections

### PORT PROXIMITY

The Port of Long Beach handles more than 9 million TEUs annually and supports hundreds of thousands of logistics, drayage, and warehousing jobs in the surrounding region. Businesses dependent on port proximity represent one of the most active owner-user buyer pools for this property type.

### REGIONAL DATA

City	Long Beach, CA
County	Los Angeles County
Metro Population	~13.2M (LA Metro)
Adjacent City	Lakewood (north)
Nearest Port	Port of Long Beach
Airport	Long Beach Airport (LGB)



Building frontage — East 59th Street

# Investment Highlights

## WHY 3265 EAST 59TH STREET

- ★ **Clean RWQCB Environmental Clearance** documentation in hand — eliminates the #1 risk factor for industrial buyers in this submarket
- ★ **Seller Financing Available** 25% down, competitive rate, 5-year balloon — lowers effective cost of capital in a 7%+ rate environment
- ★ **SBA 504 Eligible** qualified owner-users may finance up to 90% LTV at below-market fixed rates
- ★ **Freestanding Single-Tenant Building** no shared walls, no HOA, no CAM — full operational and site control
- ★ **Large Secured Rear Yard** rare and highly valued in the Long Beach industrial corridor — enables fleet, equipment, and material storage
- ★ **IL Zoning — Broad Permitted Uses** storage yards, light manufacturing, composting, recycling, drayage + 30 additional permitted uses
- ★ **I-605 Freeway Proximity** minutes from interchange — direct access to I-405, I-710, SR-91, and Port of Long Beach corridor
- ★ **Below-Market Pricing** \$318/SF vs. Long Beach industrial average of ~\$329/SF — differentiated by terms and de-risked profile
- ★ **Motivated Seller** seller has invested \$55,000+ in environmental clearance and is prepared to structure a transaction that works

## To Schedule a Showing

Showings are available by appointment. Environmental clearance report, property financials, and seller finance term sheet are available to qualified buyers upon:

- Execution of a Non-Disclosure Agreement (NDA)
- Presentation of proof of funds or financing pre-qualification
- Broker contact and coordination through Janet Muradian

## CONTACT INFORMATION

Broker	<b>Janet Muradian</b>
Firm	<b>Compass · SFJ Group</b>
Mobile	<b>(310) 855-2049</b>
Office	<b>(310) 579-2200</b>
Email	<b>janet.muradian@compass.com</b>
Property	<b>3265 E 59th Street, Long Beach CA 90805</b>
Offering Price	<b>\$4,450,000 · Seller Financing Available</b>

## Due Diligence Materials Available

The following materials are available upon NDA execution:

- RWQCB Environmental Clearance Report
- Property financial summary
- Seller finance term sheet
- Zoning confirmation letter
- Tax records and assessment history
- Survey (if available)
- Title preliminary report (upon request)
- Historical property use documentation



Warehouse interior — clear-span floor

*DISCLAIMER: This Offering Memorandum has been prepared by American Industrial Services and Compass for informational purposes only. The information contained herein has been obtained from sources believed to be reliable but has not been independently verified. Prospective purchasers are strongly advised to conduct their own independent due diligence including physical inspections, environmental studies, financial analysis, and legal review. Neither the seller, broker, nor their representatives make any representations or warranties as to the accuracy or completeness of the information herein. This document does not constitute an offer to sell securities. The seller reserves the right to withdraw this offering at any time.*