



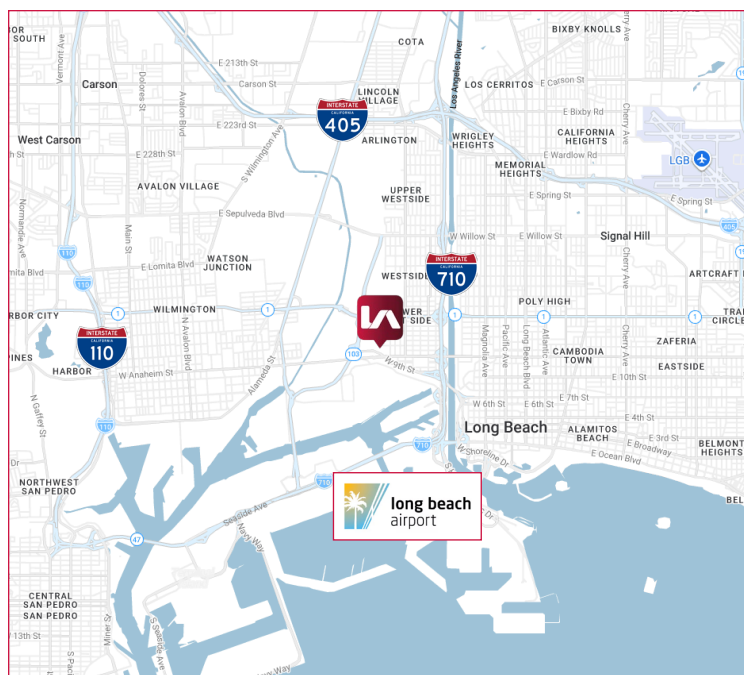
LONG BEACH SUBMARKET INDUSTRIAL YARD OPPORTUNITY

2150 COWLES STREET | LONG BEACH, CA 90813

PROPERTY HIGHLIGHTS

Building Size: ±2,896 SF
Lot Size: ±9,855 SF
Asking Rate: \$0.54 / Land SF GROSS
Term: 3-5 years
Zoning: IG

- Strategically located with excellent access to the Ports of Los Angeles and Long Beach
- Fully fenced and paved secure yard
- Well-suited for truck service operations and fleet maintenance
- Existing drive-in door (7' w × 8' h) provides access to indoor workspace and storage
- Construction-related uses, contractor yards and equipment storage
- Low building coverage offers maximum flexibility for outdoor-intensive users



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