



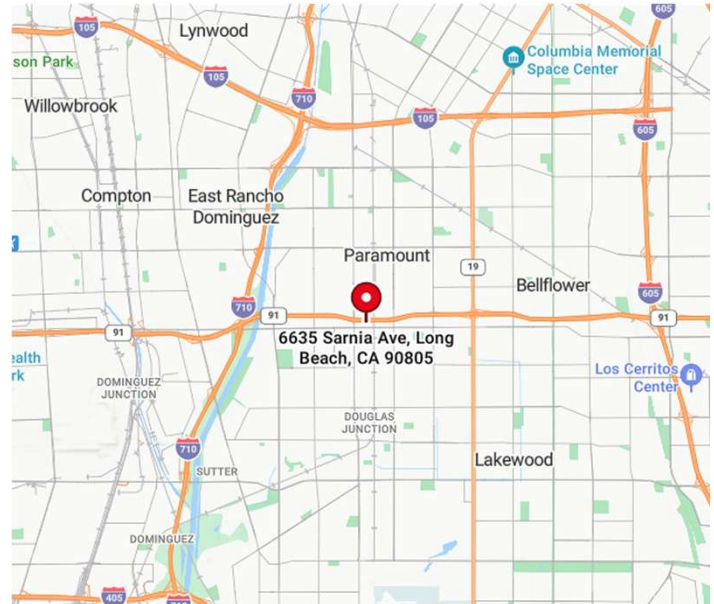
INDUSTRIAL BUILDING FOR SALE

6635-6641 Sarnia Ave., Long Beach



PROPERTY FEATURES:

- An approximate 5,936 Sq. Ft. Industrial Building on an approximate 9,610 Sq. Ft. Parcel.
- Two Unit Opportunity.
- Floor Drains in 6641 make this Property Perfect for Food Manufacturing.
- Recently Updated.
- Freeway Close with Access to all of Southern California
- Fenced and Paved Yard, with Security in Mind.
- 200 Amp, 3-Phase Power (buyer to verify)
- Owner Financing is Available (O.A.C.).



PURCHASE PRICE: \$2,100,000

Your Entrepreneurial Real Estate Partner.
Building Wealth Together.

JASON PRICE

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