



1461 CANAL AVE.

YARD

1450 SANTA FE AVE.

SANTA FE AVE. - OVERWEIGHT CORRIDOR

W. GOWLES ST. - OVERWEIGHT CORRIDOR



AVAILABLE "SOUTH OF THE ALLEY"

<p>AVAILABLE:</p>	<p>±18,259 SF Buildings on 52,500 SF of land (±1.21 Acres)</p>
<p>PRICING: <i>(Will divide and sell South of the Alley Separately)</i></p>	<ul style="list-style-type: none"> • Lease Rate: \$0.75 per Land SF NNN + \$0.128 per Land SF OPEX (\$46,114.25 / mo. Total)
<p>INCLUDES 2 BUILDINGS:</p>	<ul style="list-style-type: none"> • 1450 Santa Fe Ave (±8,184 SF Building) • 1461 Canal Ave (±10,075 SF Building)



1450 SANTA FE
±8,184 SF
OFFICE/WAREHOUSE

±10,000 SF
LAND

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

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

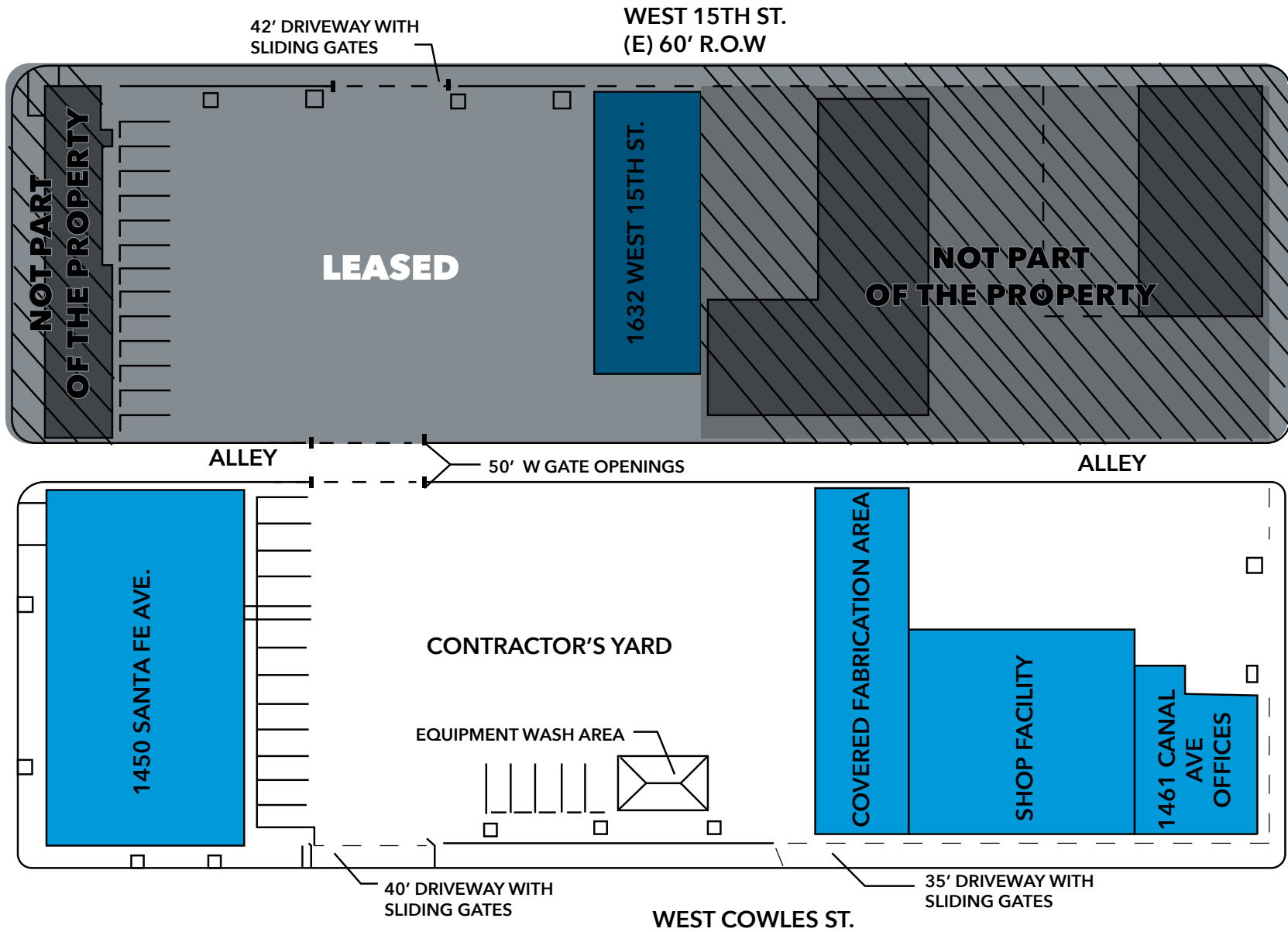
10,075 SF

LAND

25,000 SF

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

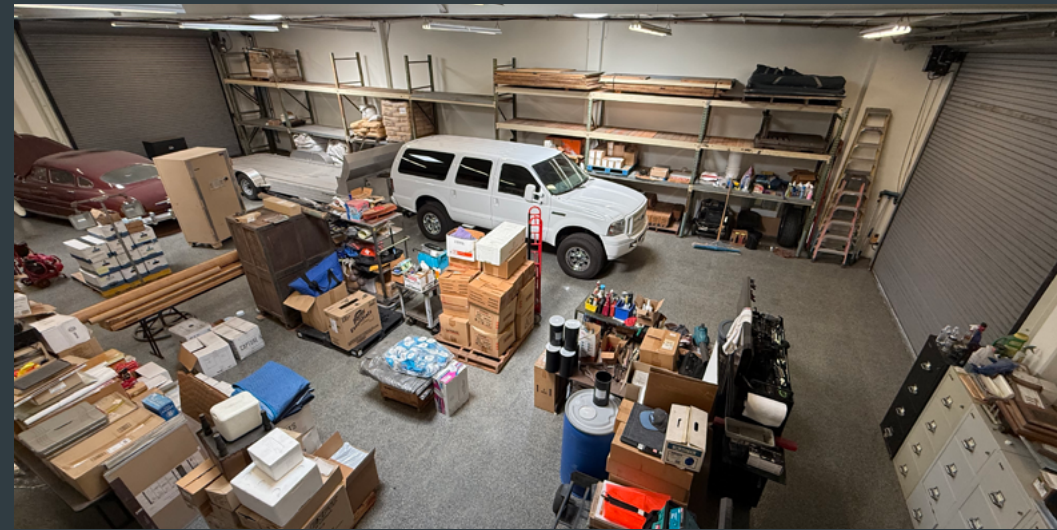
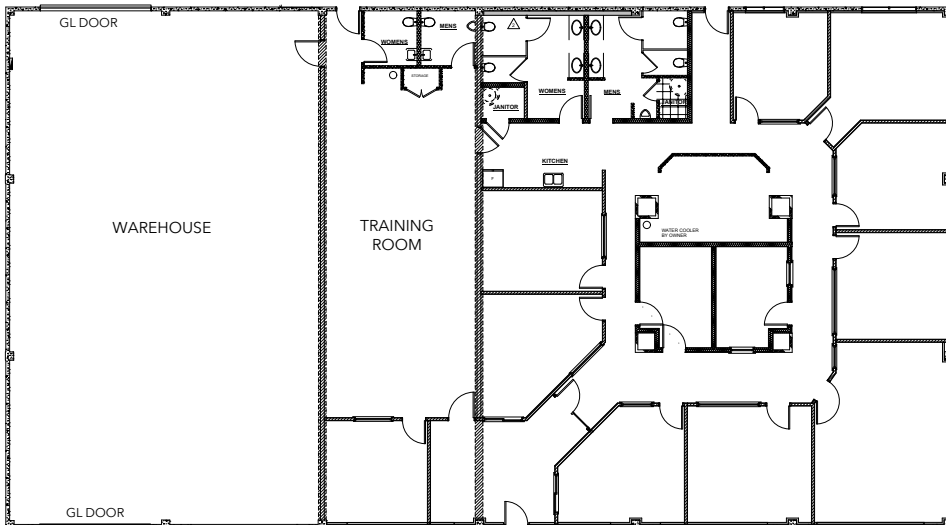
FLOOR PLAN (Not Drawn to Scale)



HEADQUARTER BUILDING PROFILE 1450 SANTA FE AVE.

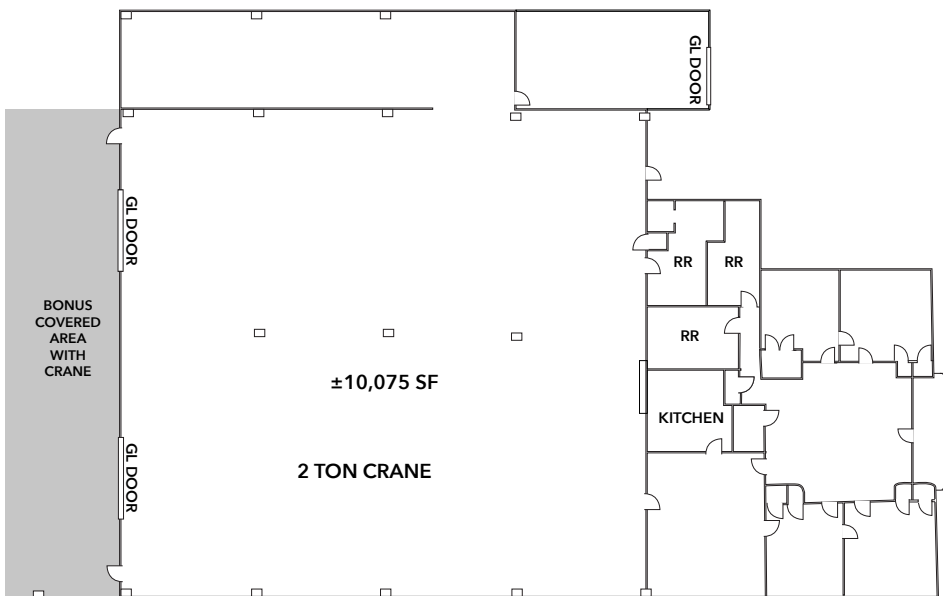
- ±8,184 SF Building
- Headquarter Style Offices with Glass Atrium
- 400 AMP Power, 240 V, 3 Phase Power
- 2 GL doors (14'6"w x 13' h)
- 14' Min Warehouse Clear
- Office SF: 5,362 SF
- Warehouse SF: 2,822 SF
- Concrete Tilt Up Construction

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SHOP BUILDING PROFILE 1461 CANAL AVE.

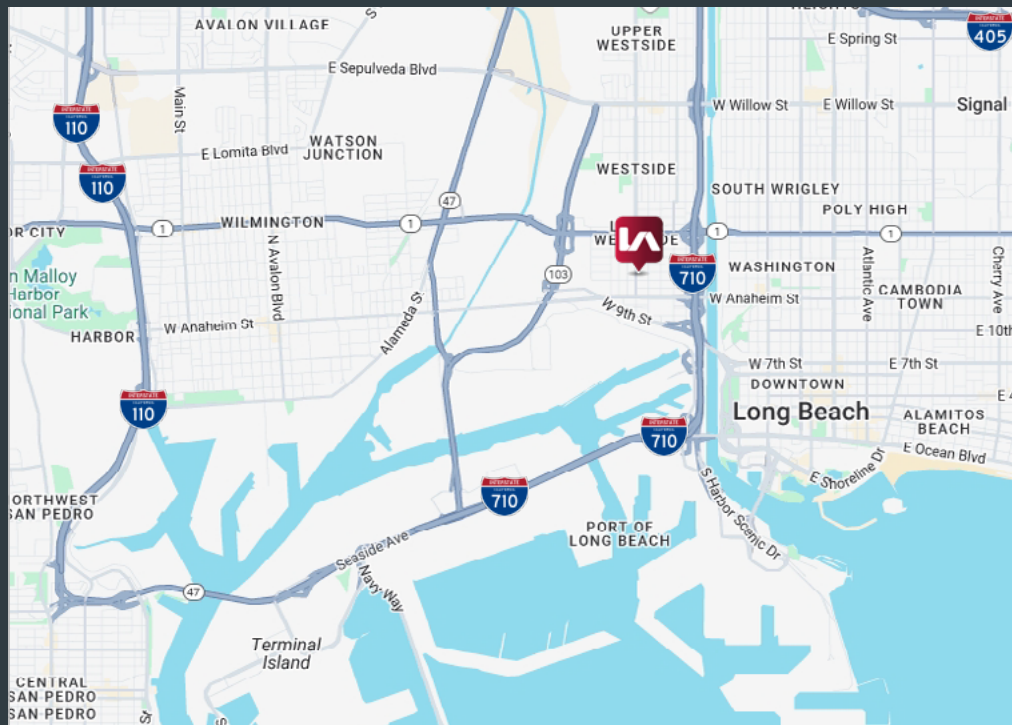
- ±10,075 SF Shop Building
 - ±3,600 SF additional Overhang / Fabrication Area
 - 2 Ton Overhead Bridge Crane
 - ±2,330 SF office
 - 3 GL doors (2: 11'11" w x 14' H)
 - 17'10" minimum clear - 25' at peak
 - Metal Construction
 - Electrical Service 1: 400 AMP, 240 V, 3 Phase
 - Electrical Service 2: 200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



YARD / OUTSIDE STORAGE PROFILE

Yard Features:

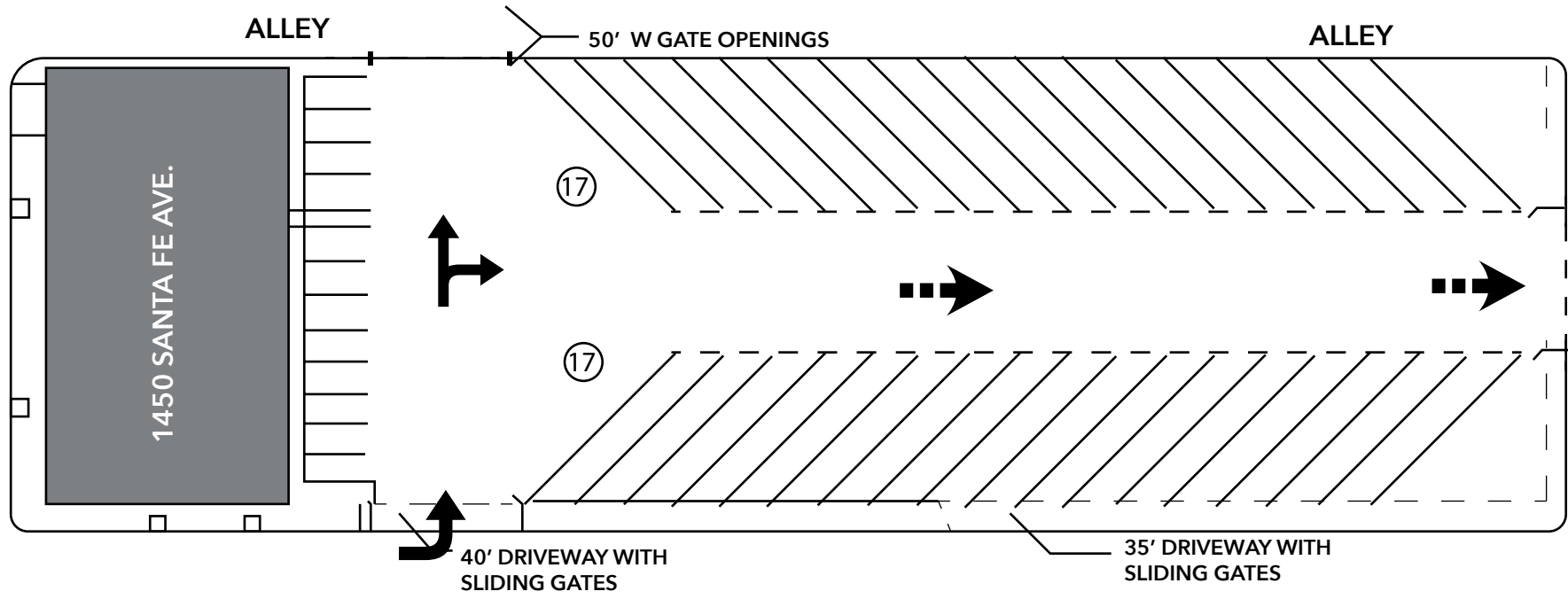
- Overweight Corridor (Santa Fe & Cowles)
- Fully Lit Yard
- All Concrete Yard (Cowles 6" - 8")
- 40' & 50" Wide Access Gates w/ Drive Through access
- Equipment Wash Rack with Self Contained Circulating 500 Gallon Above Ground Clarifier
- Power Connections Throughout Yard
- Air Compressor + Connections 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

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