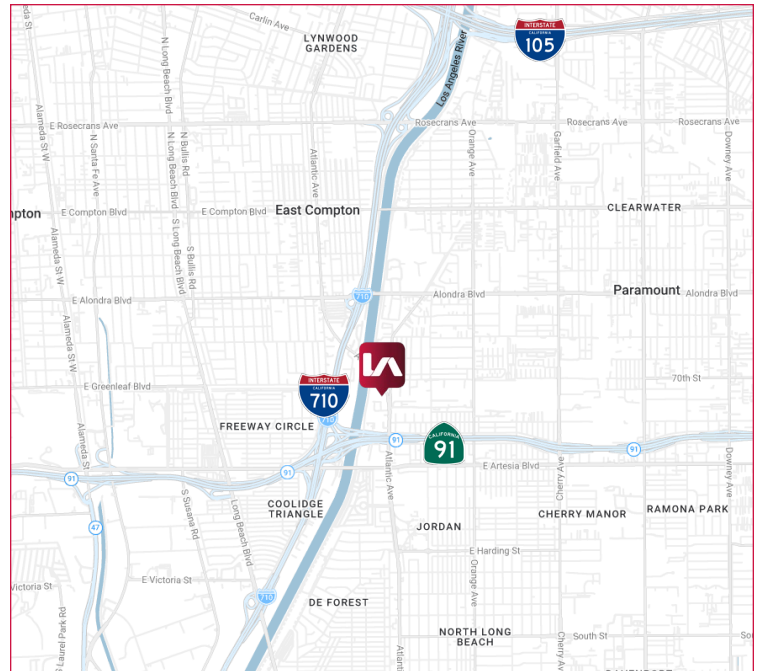




±36,834 SQ. FT. INDUSTRIAL FOR LEASE
6935 ATLANTIC AVE | LONG BEACH, CA 90805

PROPERTY HIGHLIGHTS

- **Asking Rate:** \$0.95 / SF MG (\$34,992.00 / Month)
- **CAM Fee:** \$0.03 / SF
- Heavy Power - 2,000 Amps, 277/480V
- 2 DH & 2 GL Loading Positions
- Fenced and Gated 100% Concrete Yard
- Calculated Sprinkler System
- 150' Truck Turning Radius
- 26' Clear Height
- Free Standing CTU Building
- 55 Parking Spaces (1.5:1,000 Ratio)
- Part of 3 Building Project
- Immediate 91 and 710 Freeway Access
- *NOT a Teaser Rate*



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

GARRETT MASSARO SIOR
 Principal | DRE 01771471
 gmassaro@leelalb.com
 562.354.2516

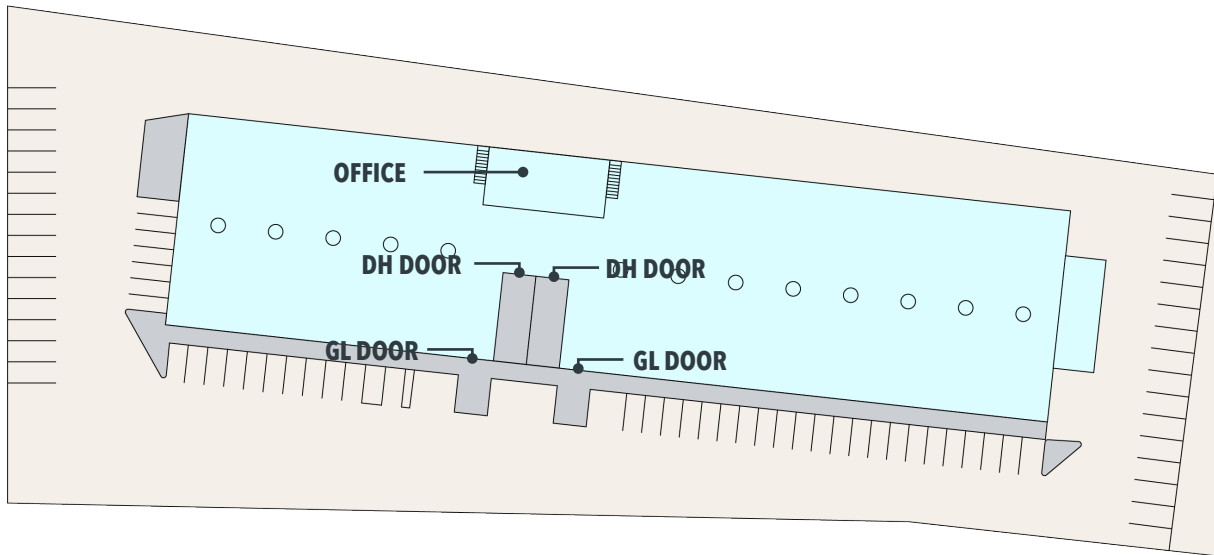
BRANDON CARRILLO
 Principal | DRE 01745362
 bcarrillo@leelalb.com
 562.354.2510

LEE & ASSOCIATES
LOS ANGELES - LONG BEACH INC.
 DRE LIC 01069854
 5000 E Spring St, Suite 600,
 Long Beach, CA 90815



PROPERTY PLAN

This plan and its measurements are approximate and not up to scale. It is the responsibility of the buyer/lessor to verify the property's measurements independently.

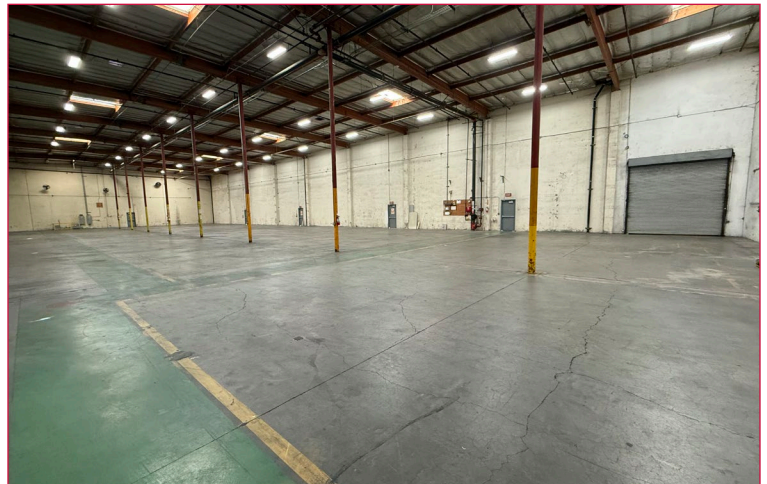


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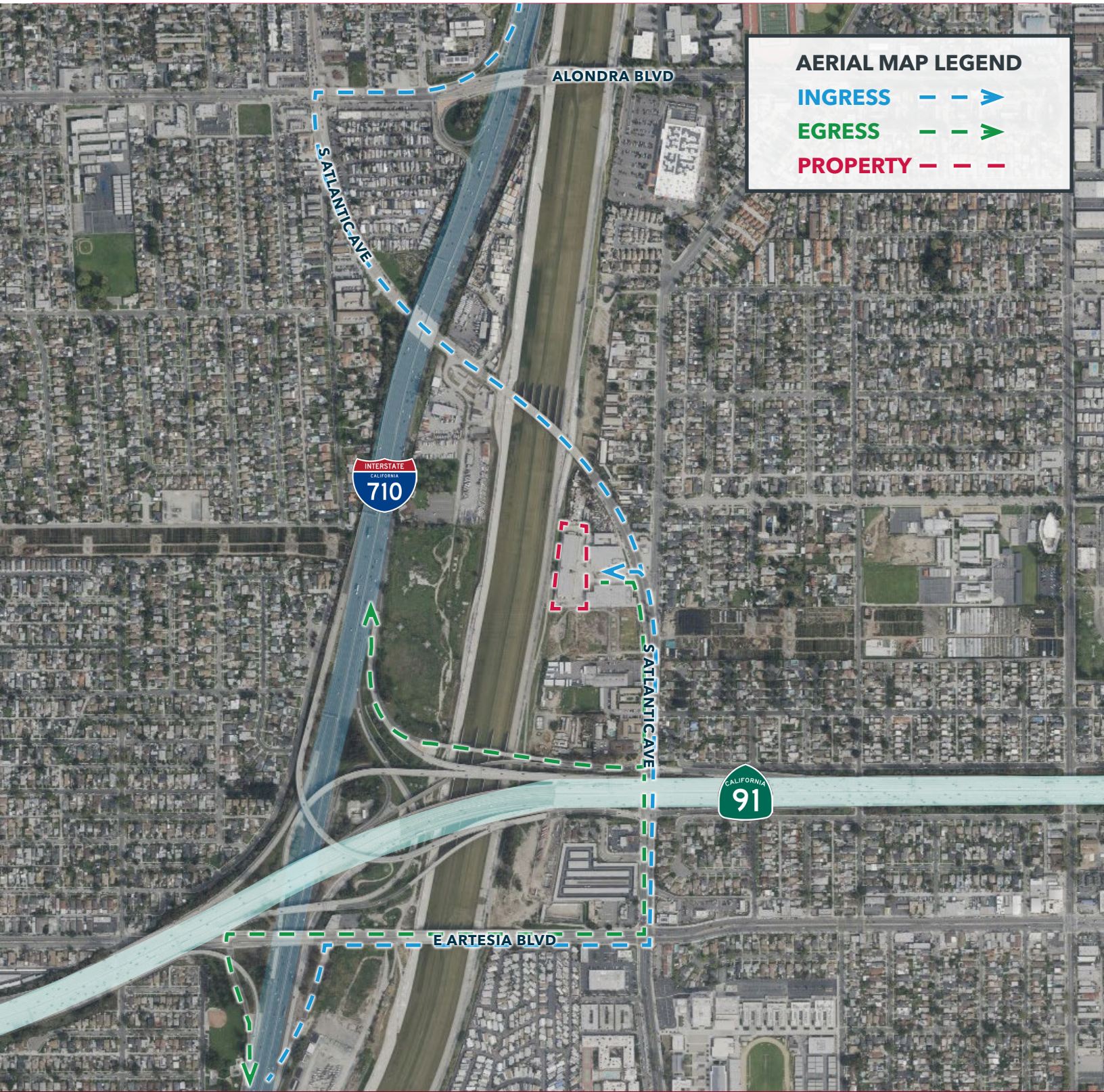


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AERIAL MAP LEGEND

- INGRESS** - - - - - >
- EGRESS** - - - - - >
- PROPERTY** - - - - -

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