

INDUSTRIAL - OWNER/USER **FOR SALE**

± 9,942 SF Building | ± 23,117 SF Land | Long Beach, CA 90805



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PROPERTY OVERVIEW

Lee & Associates is pleased to present 2712 Seaboard Ln, an approximately $\pm 9,942$ square foot single-tenant industrial building on a $\pm 23,117$ square foot (± 0.53 -acre) lot in the Long Beach submarket.

The property is vacant. Built in 1981, the building features 16' clear height, two drive-in doors, and oversized grade level door, and functional office layout..

Located in an established, infill South Bay location, the property offers convenient freeway access and proximity to Long Beach Airport in a submarket with strong recent leasing activity.

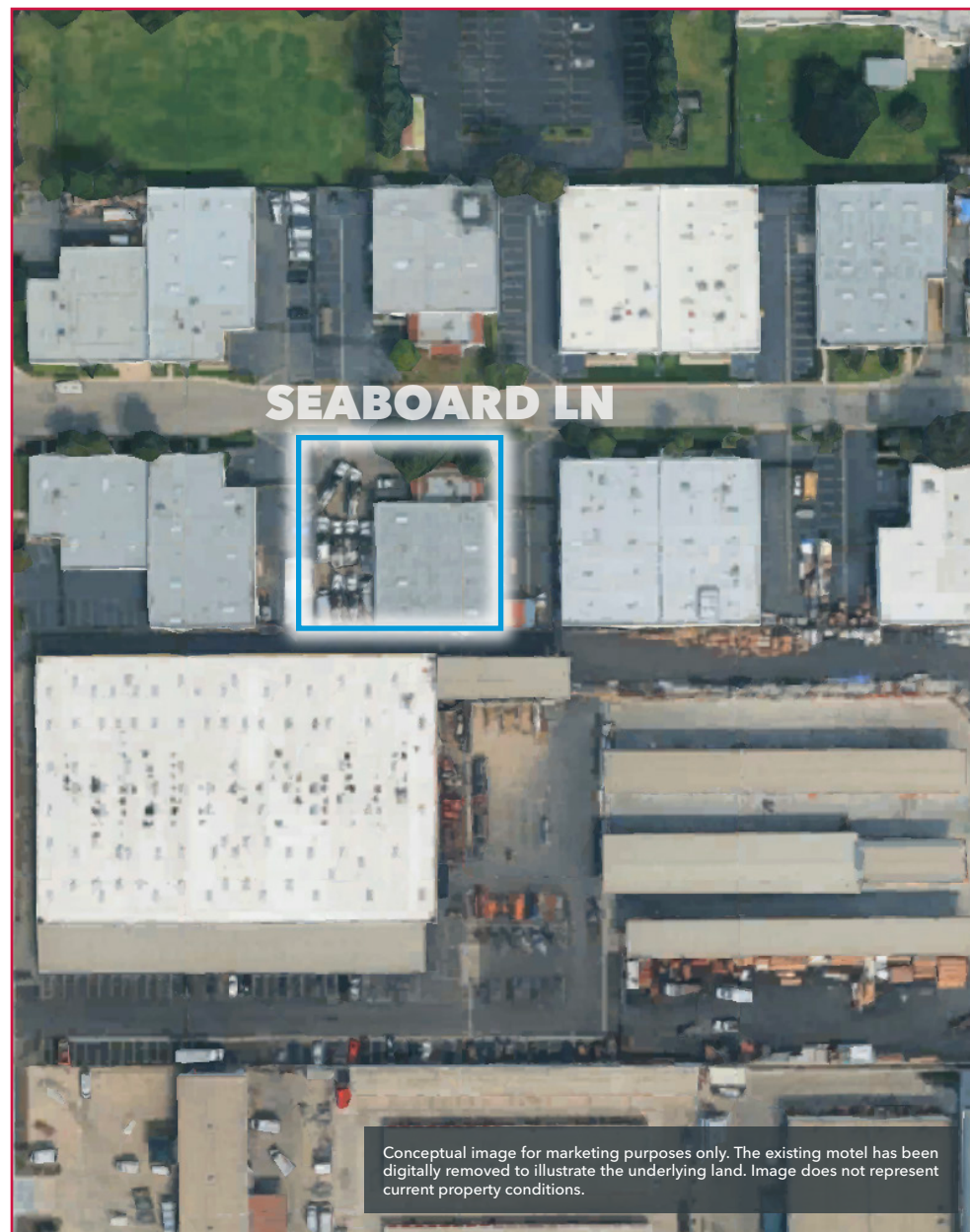
PRICING BREAKDOWN

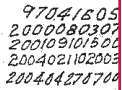
Building Size	$\pm 9,942$ SF
Land Size	$\pm 23,117$ SF / ± 0.53 Acres
APN	7121-011-031
Zoning	NI-1
Sale Price	\$ 3,231,150

PROPERTY HIGHLIGHTS

- Freestanding Bldg. with Private Gated/Fenced Yard
- Multiple Oversized Grade Level Doors
- Functional Office Layout
- Quiet, Dead-End Street, Easy Access to 91 Fwy
- Just North of LB Airport Aerospace, Defense-Tech Hub

**Buyer to independently verify zoning, permitted uses and development standards.*





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