

1930

LONG BEACH AVE
LOS ANGELES, CA



FOR SALE ±34,136 SF 2-STORY BUILDING

 CUSHMAN &
WAKEFIELD
GILL | BURNS | YOO

HIGHLIGHTS

- Excellent Downtown Location at Washington Blvd & Long Beach Ave
- Located in the Opportunity Zone and Adjacent to the Arts District
- Modern High-Cube Concrete Tilt-Up Building
- Fenced and Secured Yard
- Solar Panels
- Convenient Access to All Major Freeways
- Across Washington Station (Metro Blue Line)



±34,136 SF
BUILDING



CTU
CONSTRUCTION



±30,421 SF
LAND



1ST FLR - 18'
2ND FLR - 15'
CLEAR HEIGHT



±3,684 SF
OFFICE



1,600 AMPS TOTAL
480Y / 277V / 3P/4W
POWER



1996
YEAR BUILT



YES
SPRINKLER



2 (TWO)
STORIES



7,000LBS
FREIGHT ELEVATOR



**2 GROUND
LEVEL DOORS**
(20'W X 14'H)
LOADING



YES
SOLAR PANELS



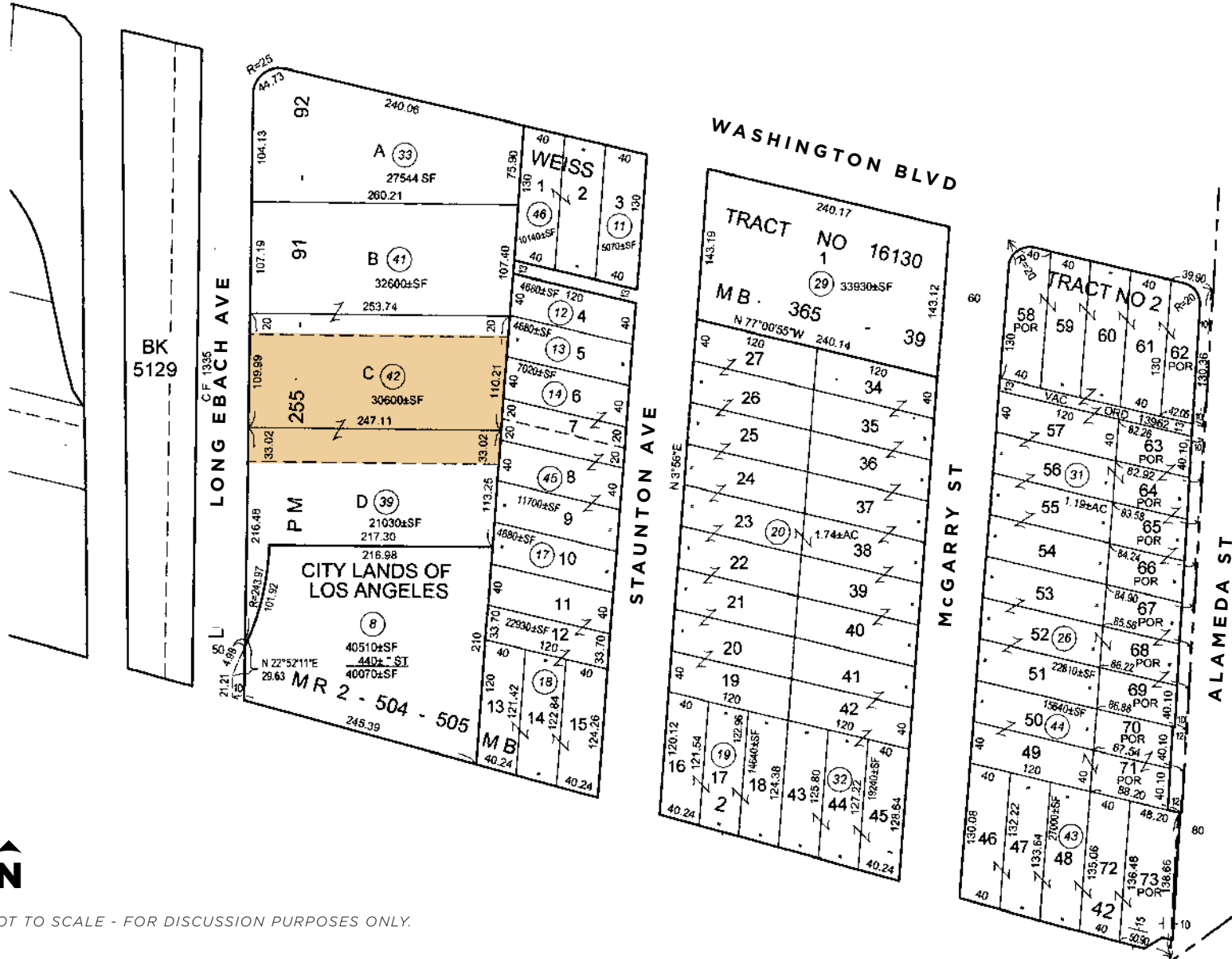
±44 SPACES
PARKING



M2-2-CPIO
ZONING



PARCEL MAP



*NOT TO SCALE - FOR DISCUSSION PURPOSES ONLY.

TRANSIT-ORIENTATION LOCATION

Metro Blue Line
 Located across the street from the Property, the Washington Station is one of 21 stops along the 22 mile Los Angeles Metro Blue Line, which originates in Long Beach and extends through Downtown and direct to the 7th Street Metro station. Approximately 75,000 passengers per day use the Blue Line service.

Immediate Freeway Access
 Situated two blocks from the on-ramp to the Santa Monica (10) Freeway, the Property offers immediate access to the entire Los Angeles basin freeway systems.



WASHINGTON STATION	
BLUE LINE STATION TIMES TO:	
7th & Figueroa	11 Mins
Santa Monica	45 Mins
Long Beach	50 Mins



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