

INDUSTRIAL FOR LEASE

2040 - 2050 WEST 16TH STREET | LONG BEACH, CA 90813



PROPERTY SUMMARY

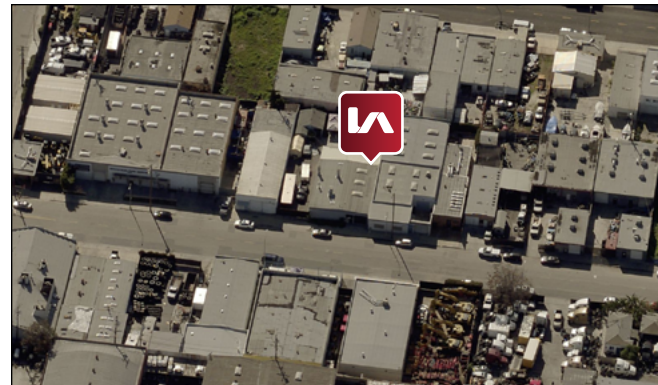
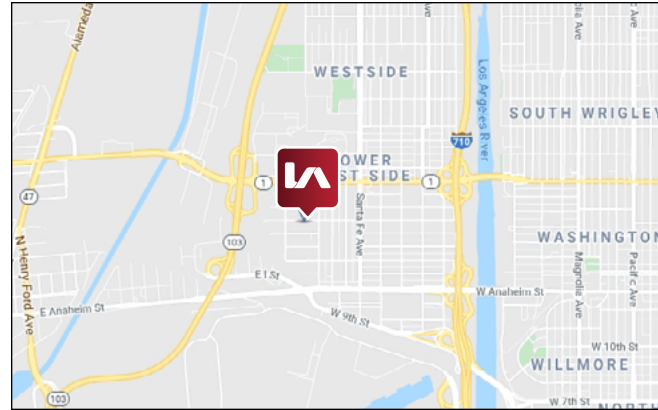
AVAILABLE: Two (2) Buildings Totaling $\pm 9,000$ SF

RATE: \$1.25 / SF Gross (\$11,250 / Month)

ZONING: IG w/ Cannabis Overlay

APN: 7429-022-036

- Cannabis Uses or Traditional Industrial Uses Accepted
- Previously Issued and Operated Medical & Adult Use Cannabis Manufacturing License – Type 6 Non Volatile
- Fully Fenced and Paved Yard / Parking Lot
- 400 Amps 240V 3 Phase Power
- Previous Tenant Started Upgrade to 1,000 Amps, 277/480 Volts Panel
- Interior Build Out Complete in 2040 W 16th St with Floor Drains, ADA Bathroom, and HVAC
- Cannabis use possible at higher rate



[CLICK TO VIEW VIRTUAL MATTERPORT TOUR](#)

FOR MORE INFORMATION, PLEASE CONTACT:

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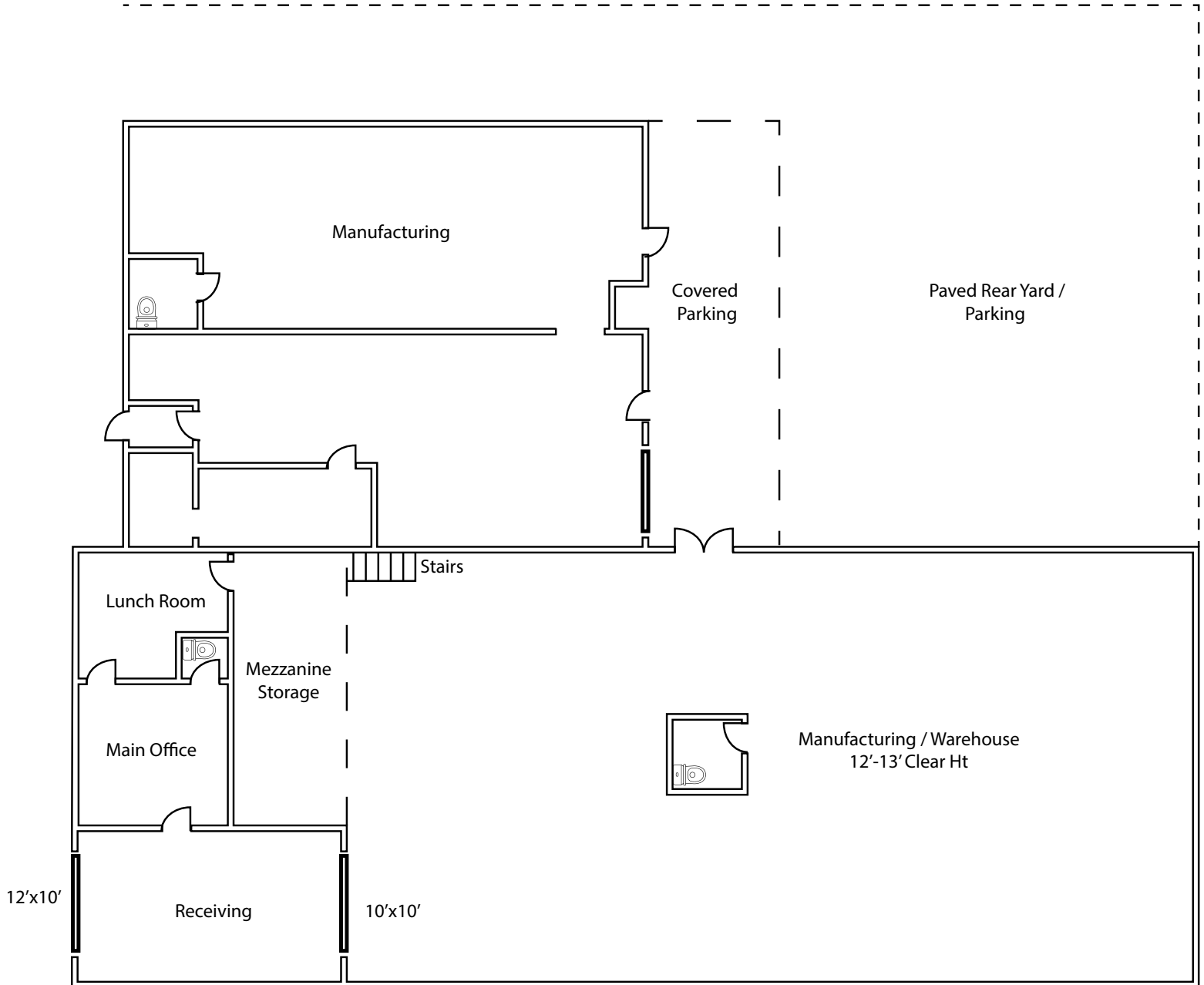
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FLOOR PLAN (Not to Scale)



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