

FOR LEASE

OVERWEIGHT CORRIDOR



**COLDWELL BANKER
COMMERCIAL**
BLAIR



PORT OF LONG BEACH
The Green Port



PORT OF LOS ANGELES
THE PORT
OF LOS ANGELES



ANAHEIM STREET - OVERWEIGHT CORRIDOR

1700 WEST ANAHEIM STREET

LONG BEACH, CALIFORNIA 90813

For more information contact:

JOHN EDDY

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COLDWELL BANKER COMMERCIAL

CBC Blair
333 West Broadway, Ste. 312
Long Beach, CA 90802
Company BRE #01330395
www.cbcblair.com



BUILDING DESCRIPTION

ADDRESS:	1700 W. Anaheim Street Long Beach, CA 90813
LEASE RATE:	\$0.75 PSF Lot + NNN
LOT SIZE:	± 109,161 SF, ± 2.51 AC
BUILDING SIZE:	± 42,000 SF
GL DOORS:	5 Total - 15' x 11'
ZONING :	LB1G
YEAR BUILT:	1941
CEILING HEIGHT:	12' - 18'
POWER:	277/480 V 1600 A 3Φ
APN:	7436-002-007

PROPERTY HIGHLIGHTS

- Overweight Corridor Location
- Port Adjacent with Quick Access to the 710 and 103 Freeways
- Property Spans an Entire City Block
- Concrete Tilt-Up Construction
- Asphalt Yard
- Tenant to verify power

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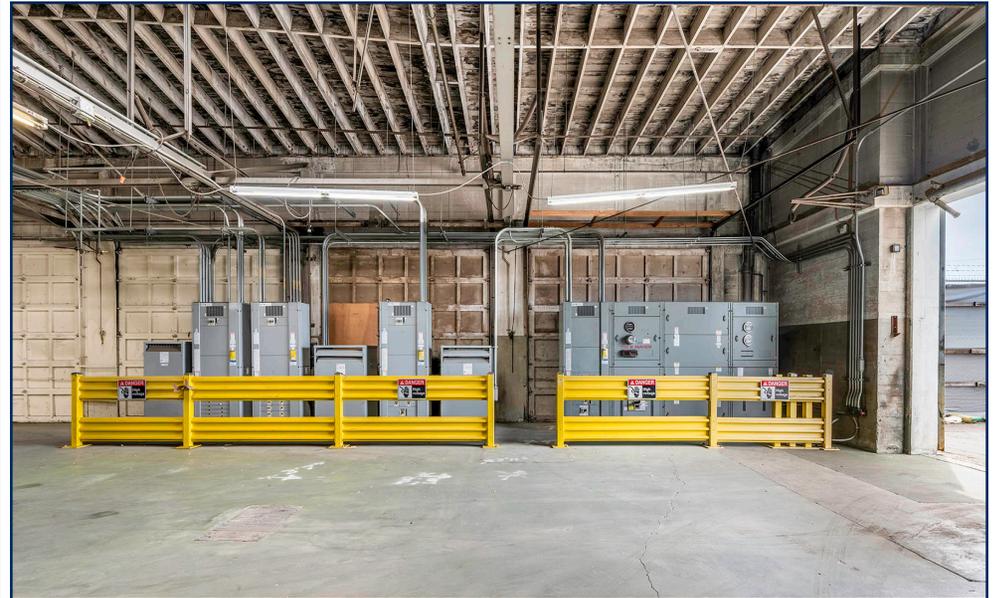
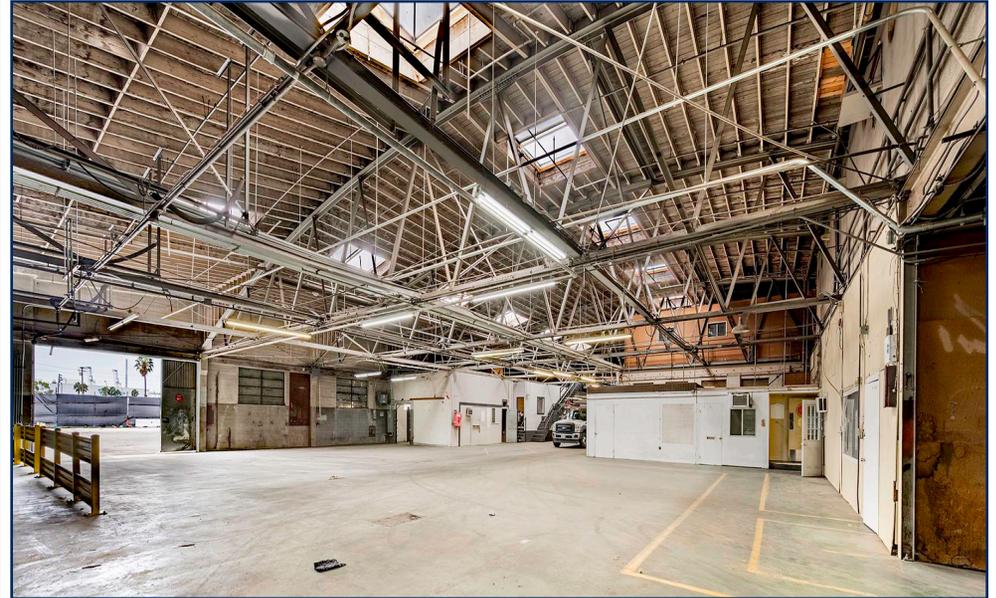
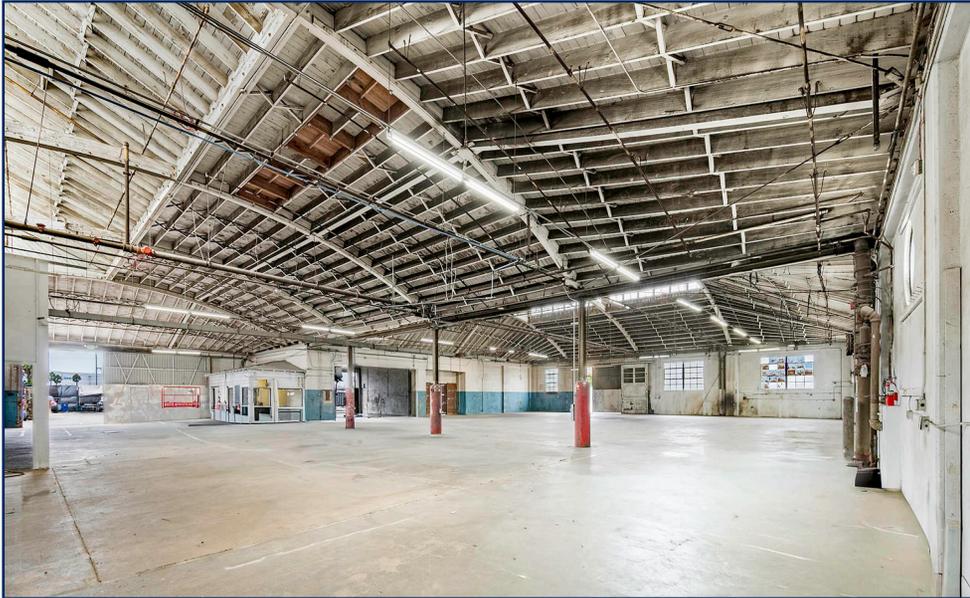
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PROPERTY PHOTOS



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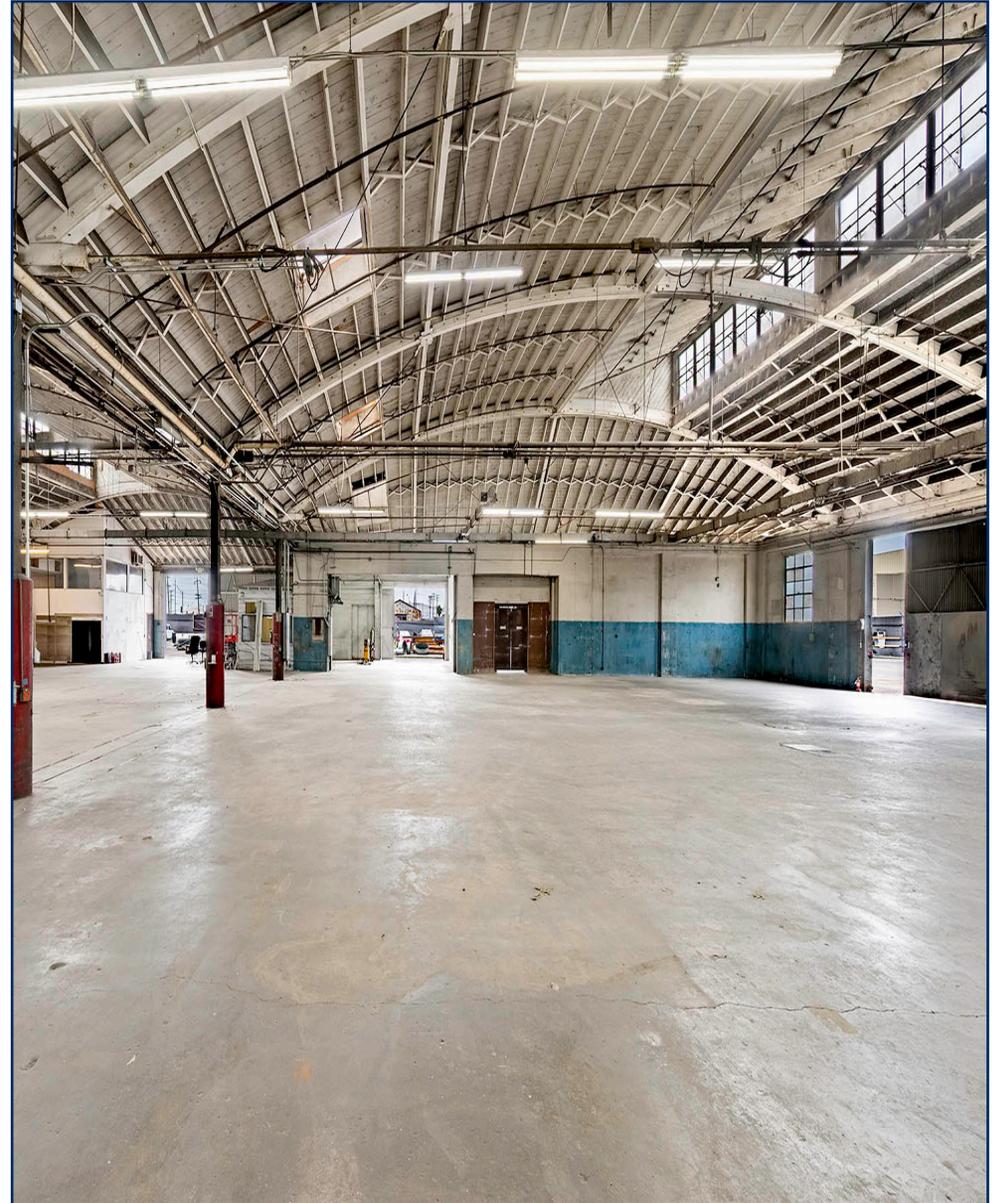
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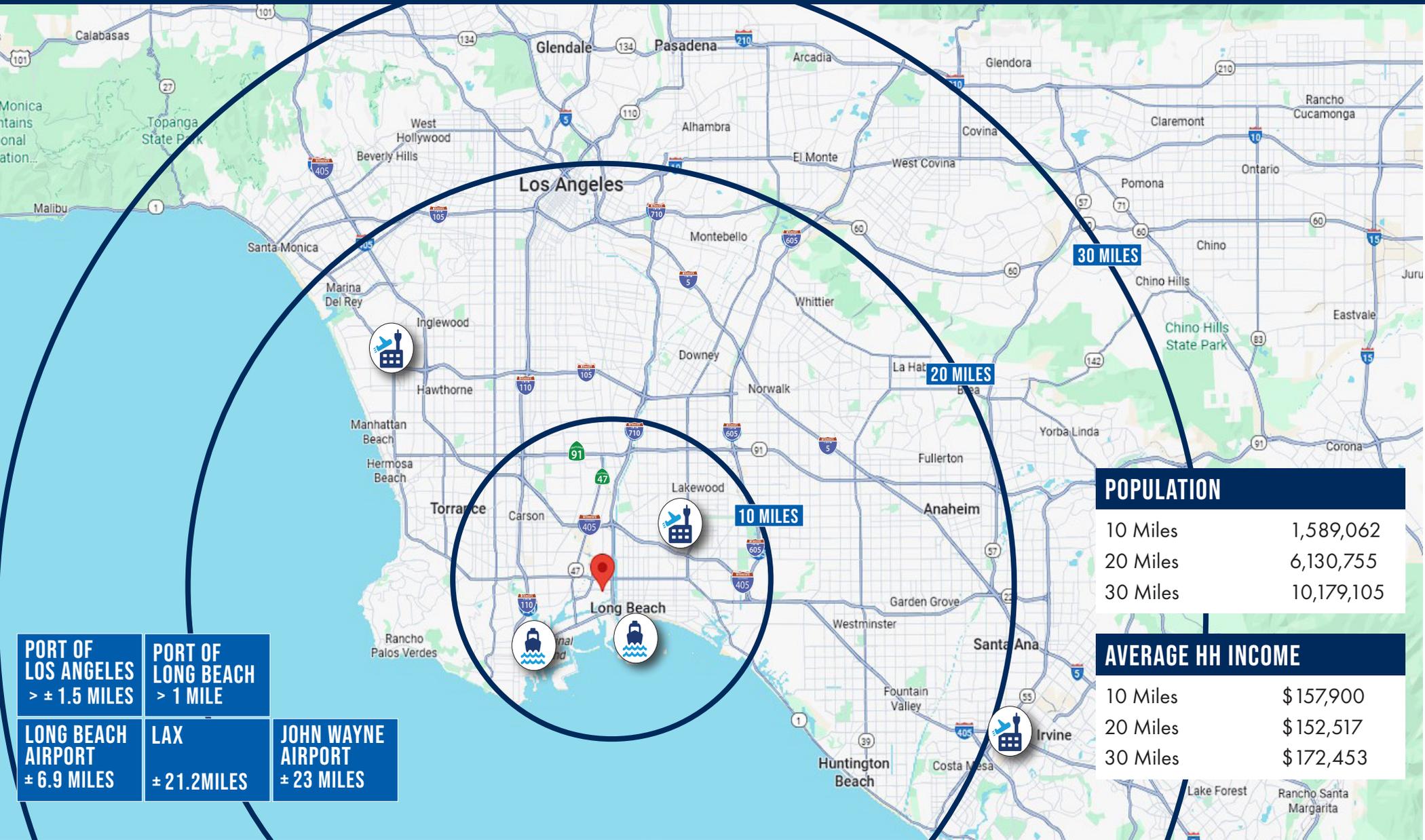
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REGIONAL MAP



PORT OF LOS ANGELES > ± 1.5 MILES	PORT OF LONG BEACH > 1 MILE	
LONG BEACH AIRPORT ± 6.9 MILES	LAX ± 21.2 MILES	JOHN WAYNE AIRPORT ± 23 MILES

POPULATION	
10 Miles	1,589,062
20 Miles	6,130,755
30 Miles	10,179,105

AVERAGE HH INCOME	
10 Miles	\$157,900
20 Miles	\$152,517
30 Miles	\$172,453

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