

# FOR LEASE

± 27,600 SF INDUSTRIAL BUILDING



COLDWELL BANKER  
**COMMERCIAL**  
BLAIR



# 1421 240TH STREET

HARBOR CITY, CALIFORNIA 90710

For more information contact:

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## **COLDWELL BANKER COMMERCIAL**

CBC Blair  
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Long Beach, CA 90802  
Company BRE #01330395  
www.cbcblair.com



## BUILDING DESCRIPTION

<b>ADDRESS:</b>	1420 240th Street Harbor City, CA 90710
<b>LEASE RATE:</b>	\$1.20 PSF - Industrial Gross
<b>OFFICE SF:</b>	± 1,700 SF
<b>BUILDING SIZE:</b>	± 27,600 SF
<b>LOT SIZE:</b>	± 48,264 SF, ± 1.11 AC
<b>GL DOORS:</b>	2 - 12' x 12' 1 - 19' x 12'
<b>DH DOORS:</b>	1 - 12' x 12'
<b>ZONING :</b>	LAMRI
<b>YEAR BUILT:</b>	1965
<b>CEILING HEIGHT:</b>	14' - 16'

## PROPERTY HIGHLIGHTS

- Truck well in front of building
- Near 110 and 405 Freeways
- Less than 3 miles to the port
- Fenced and secured yard area
- Existing fire sprinkler system in place
- Wide variety of permitted uses including manufacturing, trucking, and warehousing
- Tenant to verify all information including permitted uses and power

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# PROPERTY PHOTOS



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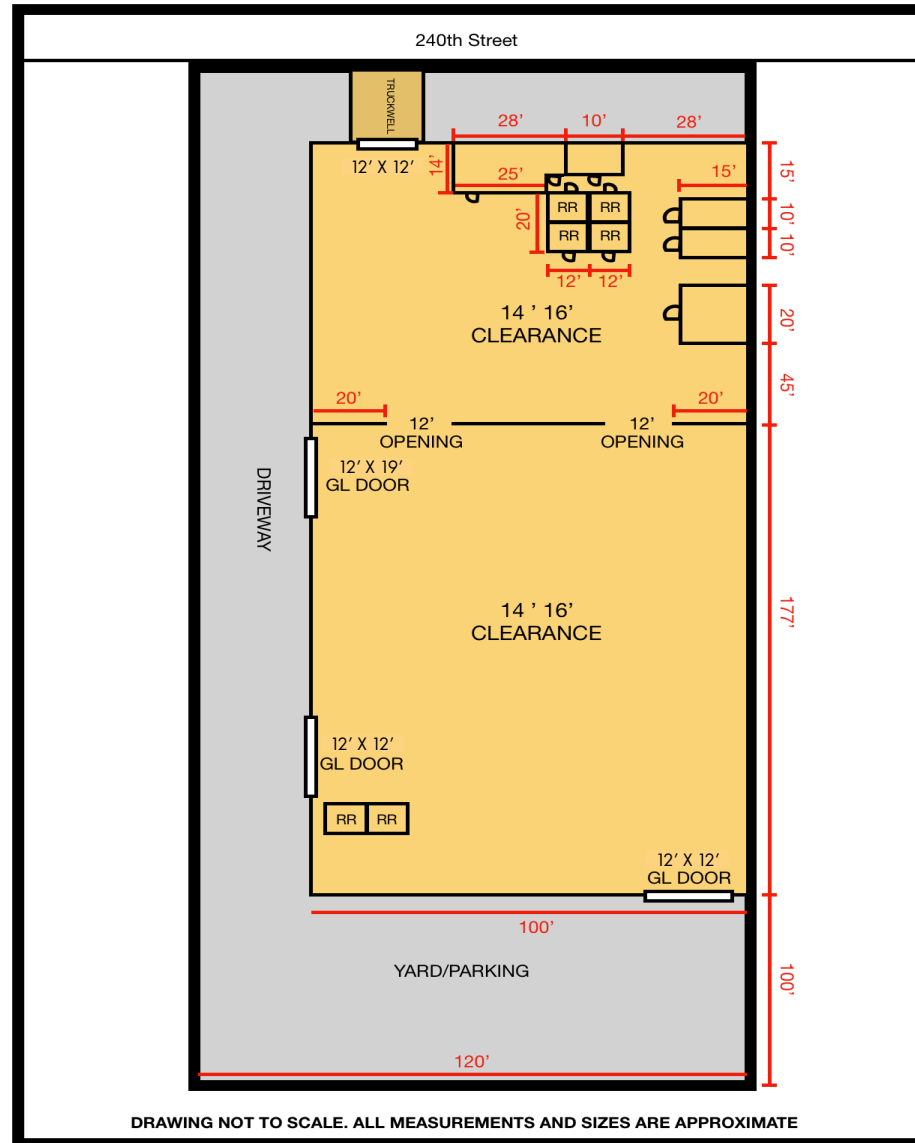
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# FLOOR PLAN



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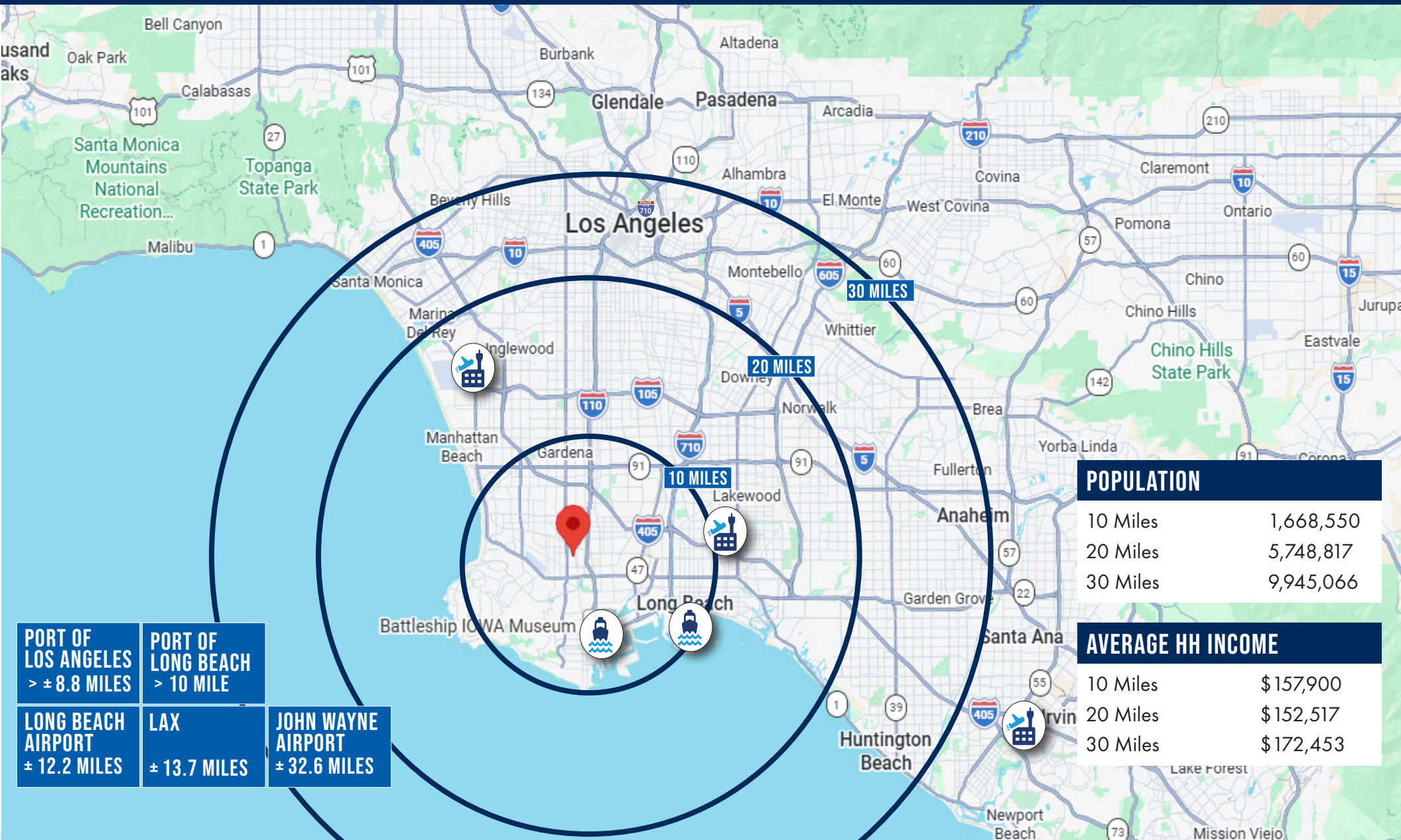
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# REGIONAL MAP



<b>PORT OF LOS ANGELES</b> > ± 8.8 MILES	<b>PORT OF LONG BEACH</b> > 10 MILE	
<b>LONG BEACH AIRPORT</b> ± 12.2 MILES	<b>LAX</b> ± 13.7 MILES	<b>JOHN WAYNE AIRPORT</b> ± 32.6 MILES

POPULATION	
10 Miles	1,668,550
20 Miles	5,748,817
30 Miles	9,945,066

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

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