

28,500 SF
Industrial

745 W. 17th Street, Long Beach, CA 90813



FOR SALE AND LEASE

Property Highlights

- Excellent Port Location
- Dock High and Ground Level Loading
- Fenced and Secured Yard
- Great Distribution or Manufacturing Building
- Seller Carry Possible

Asking Price: \$11,000,000

Asking Rate: \$48,450 (\$1.70 PSF) per month, gross

Property Features

Building Area:	28,500 SF
Land Area:	63,573 SF
Office Area:	4,000 SF
Loading:	2 DH / 3 GL
Clearance:	14'
Year Built:	1963
Power:	2,500 Amps 480 Volts / 3 Phase
Zoning:	LBIG

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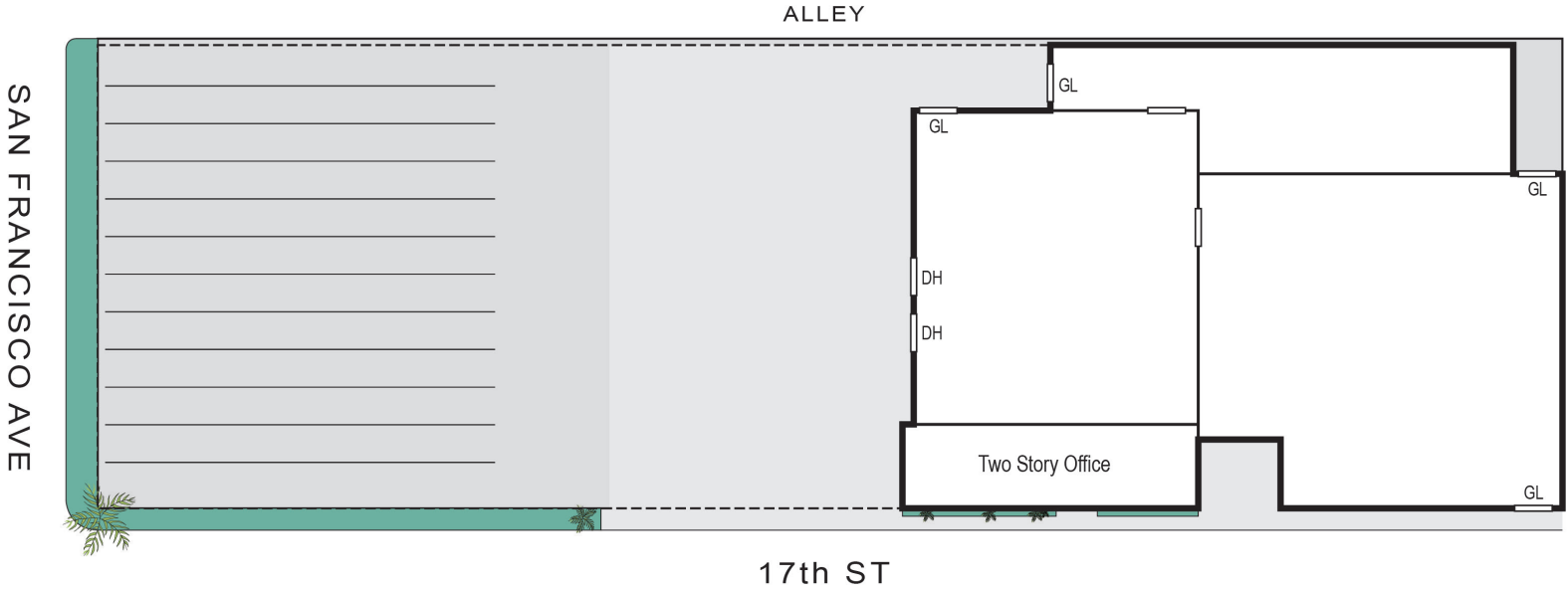
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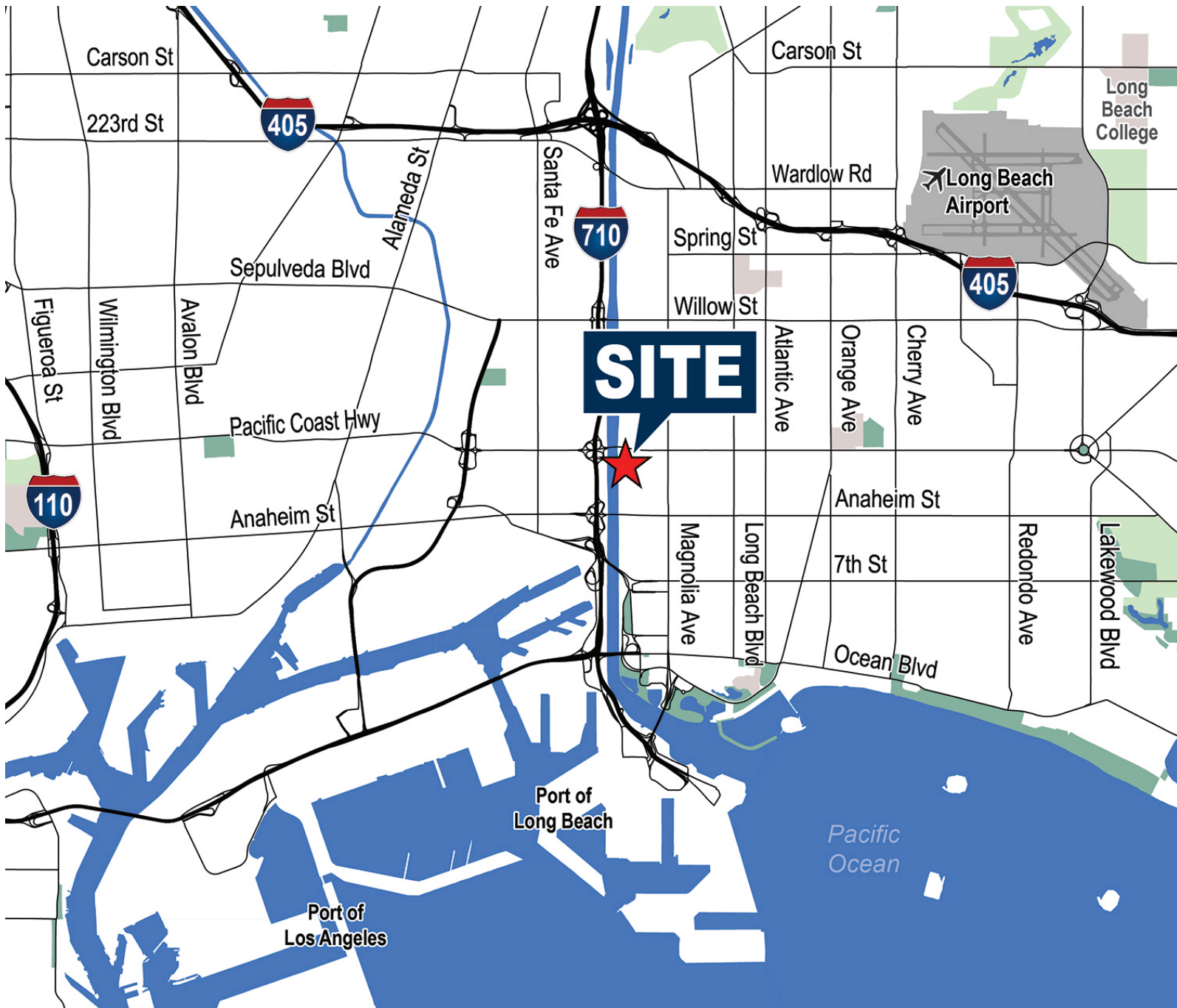
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