



1461 CANAL AVE.

1632 W 15th ST

W. 15TH STREET

W. GOWIE ST. - OVERWEIGHT CORRIDOR

YARD

YARD

1450 SANTA FE AVE.

SANTA FE AVE. - OVERWEIGHT CORRIDOR

BEST IN CLASS YARD FOR LEASE
0.59, 1.21, OR 1.79 ACRE YARD



BEST IN CLASS YARD FOR LEASE - WHOLE PROPERTY

AVAILABLE:	±78,125 SF Land for Lease (±1.79 Acres)
PRICING:	<ul style="list-style-type: none"> • Lease Rate: \$0.70 per Land SF NNN + \$0.096 per Land SF OPEX (\$62,188 / mo. Total)
INCLUDES 3 BUILDINGS:	<ul style="list-style-type: none"> • 1450 Santa Fe (±8,184 SF) • 1461 Canal Ave (±10,075 SF) • 1632 W 15th ST (±3,500 SF)



PROPERTY SPLIT SOUTH OF THE ALLEY

AVAILABLE:	$\pm 18,259$ SF Buildings on $52,500$ SF of land (± 1.21 Acres)
PRICING: <i>(Will divide and sell South of the Alley Separately)</i>	<ul style="list-style-type: none"> • Lease Rate: \$0.75 per Land SF NNN + \$0.096 per Land SF OPEX (\$44,415 / mo. Total)
INCLUDES 2 BUILDINGS:	<ul style="list-style-type: none"> • 1450 Santa Fe Ave ($\pm 8,184$ SF Building) • 1461 Canal Ave ($\pm 10,075$ SF Building)



1450 SANTA FE
 ±8,184 SF
 OFFICE/WAREHOUSE

±10,000 SF
 LAND

1461
CANAL AVE.
 ±10,075 SF
 SHOP. OFFICE

1450 SANTA FE

PRICING \$2.40 / Building SF Gross
 \$19,641 / Month Gross

BUILDING 8,184 SF High Image
 Warehouse / Office

LAND 17,500 SF

ADDITIONAL YARD / LAND

PRICING \$0.75 / Land SF Gross
 \$7,500 / Month Gross

BUILDING

- » None
- » Must be Leased with One of the Buildings

LAND 10,000 SF

1461 CANAL

PRICING \$1.75 / Building SF Gross
 \$17,631 / Month Gross

BUILDING 10,075 SF

LAND 25,000 SF

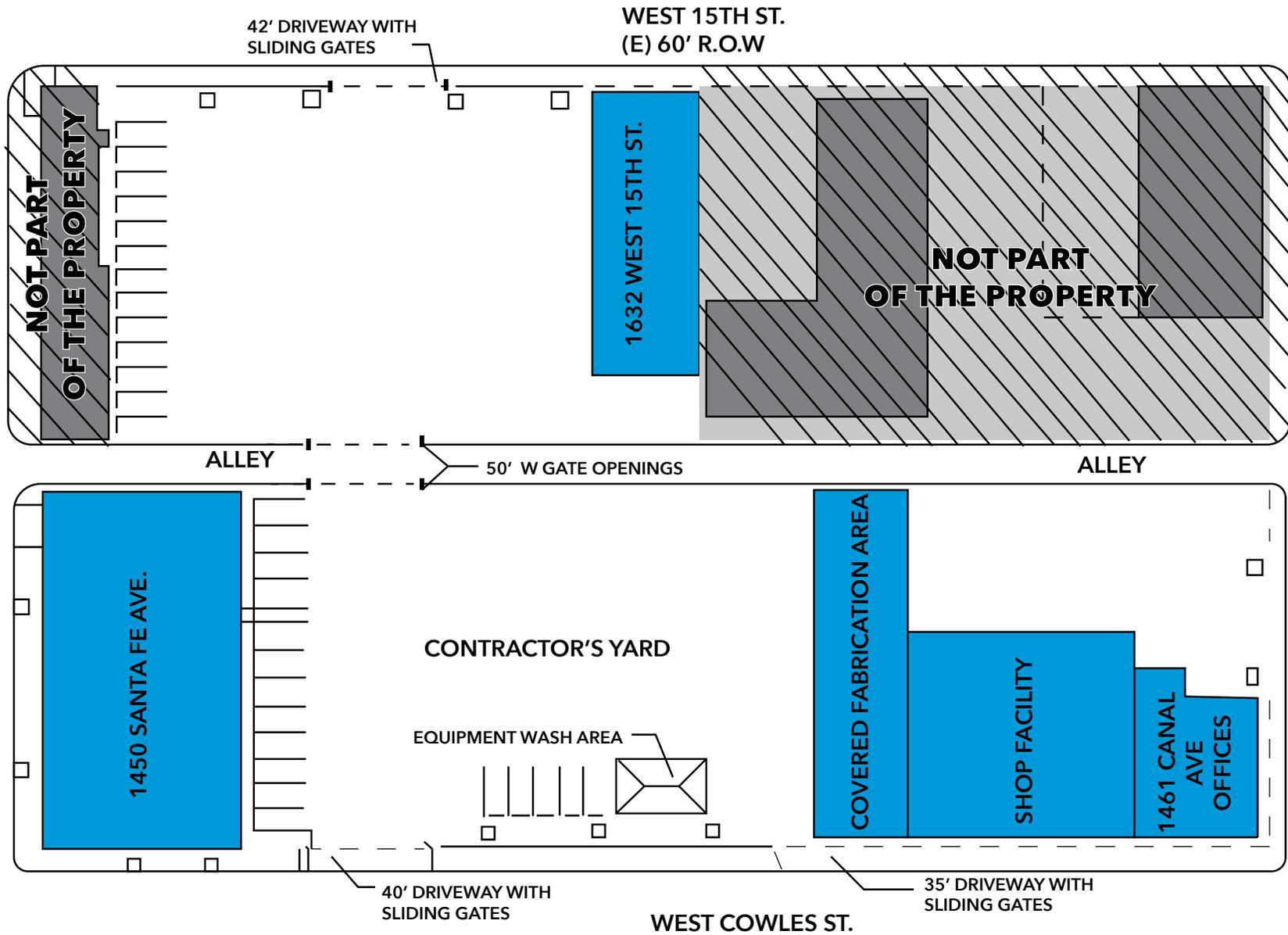
**Landlord may choose to transact on a net basis*



PROPERTY SPLIT NORTH OF THE ALLEY

<p>AVAILABLE:</p>	<p>±3,500 SF Building on ±25,625 SF of land (±0.59 Acres)</p>
<p>PRICING: <i>(Must be bought with property South of the Alley)</i></p>	<ul style="list-style-type: none"> • Lease Rate: \$0.65 per Land SF NNN + \$0.096 per Land SF OPEX (\$19,116 / mo. Total) • Flexible Term: 6 Months - 5 Years
<p>INCLUDES 1 BUILDING:</p>	<ul style="list-style-type: none"> • 1632 W 15th St (± 3,500 SF Building)

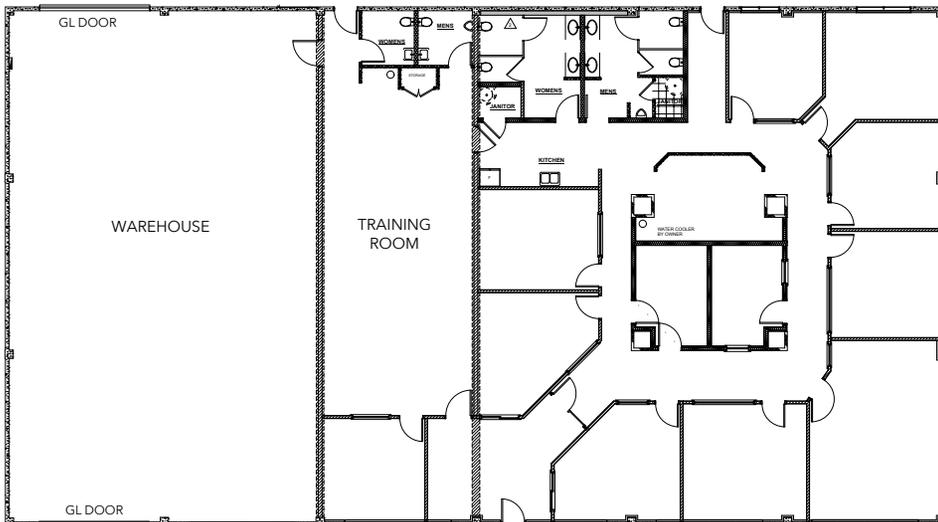
FLOOR PLAN (Not Drawn to Scale)



HEADQUARTER BUILDING PROFILE 1450 SANTA FE AVE.

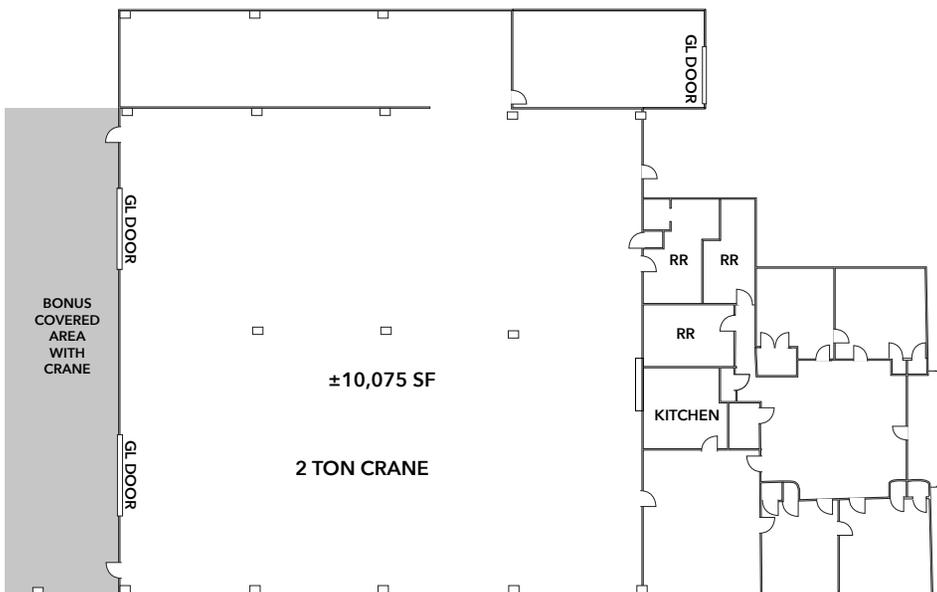
- ±8,184 SF Building
- Headquarter Style Offices with Glass Atrium
- 400 AMP Power, 240 V, 3 Phase Power
- 2 GL doors (14'6" w x 13' h)
- 14' Min Warehouse Clear
- Office SF: 5,362 SF
- Warehouse SF: 2,822 SF
- Concrete Tilt Up Construction

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SHOP BUILDING PROFILE 1461 CANAL AVE.

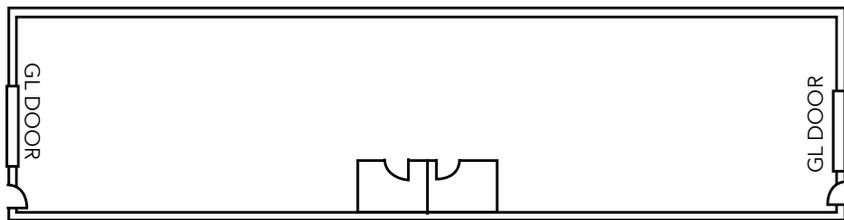
- ±10,075 SF Shop Building
 - ±3,600 SF additional Overhang / Fabrication Area
 - 2 Ton Overhead Bridge Crane
 - ±2,330 SF office
 - 3 GL doors (2: 11'11" w x 14' H)
 - 17'10" minimum clear - 25' at peak
 - Metal Construction
 - Electrical Service 1: 400 AMP, 240 V, 3 Phase
 - Electrical Service 2: 200 Amp, 240 V, Single Phase
- *This structure leased AS IS* SF IS APPROXIMATE



STORAGE BUILDING PROFILE 1632 WEST. 15TH ST.

- ±3,500 SF Warehouse / Shop
- 2 GL Doors (10'x11')
- 11' Min Clear to grid
- Roof at 15' Clear
- 2 Restrooms
- Electrical Service 1: 400 Amp, 240 V, 3 Phase
- Electrical Service 2: 200 Amp, 240 V, Single phase

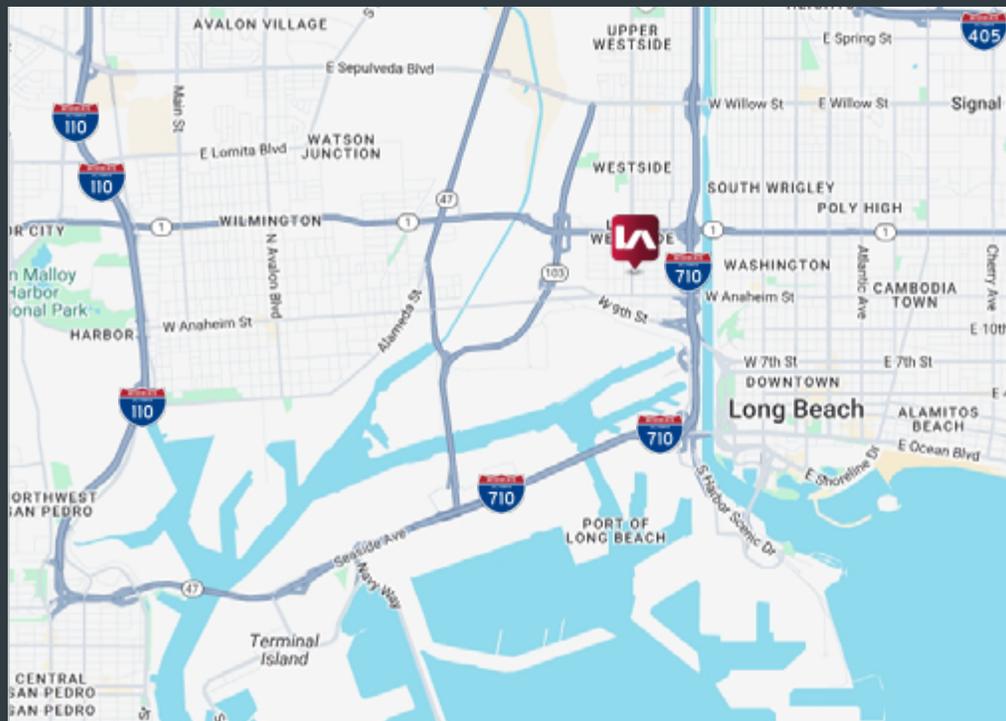
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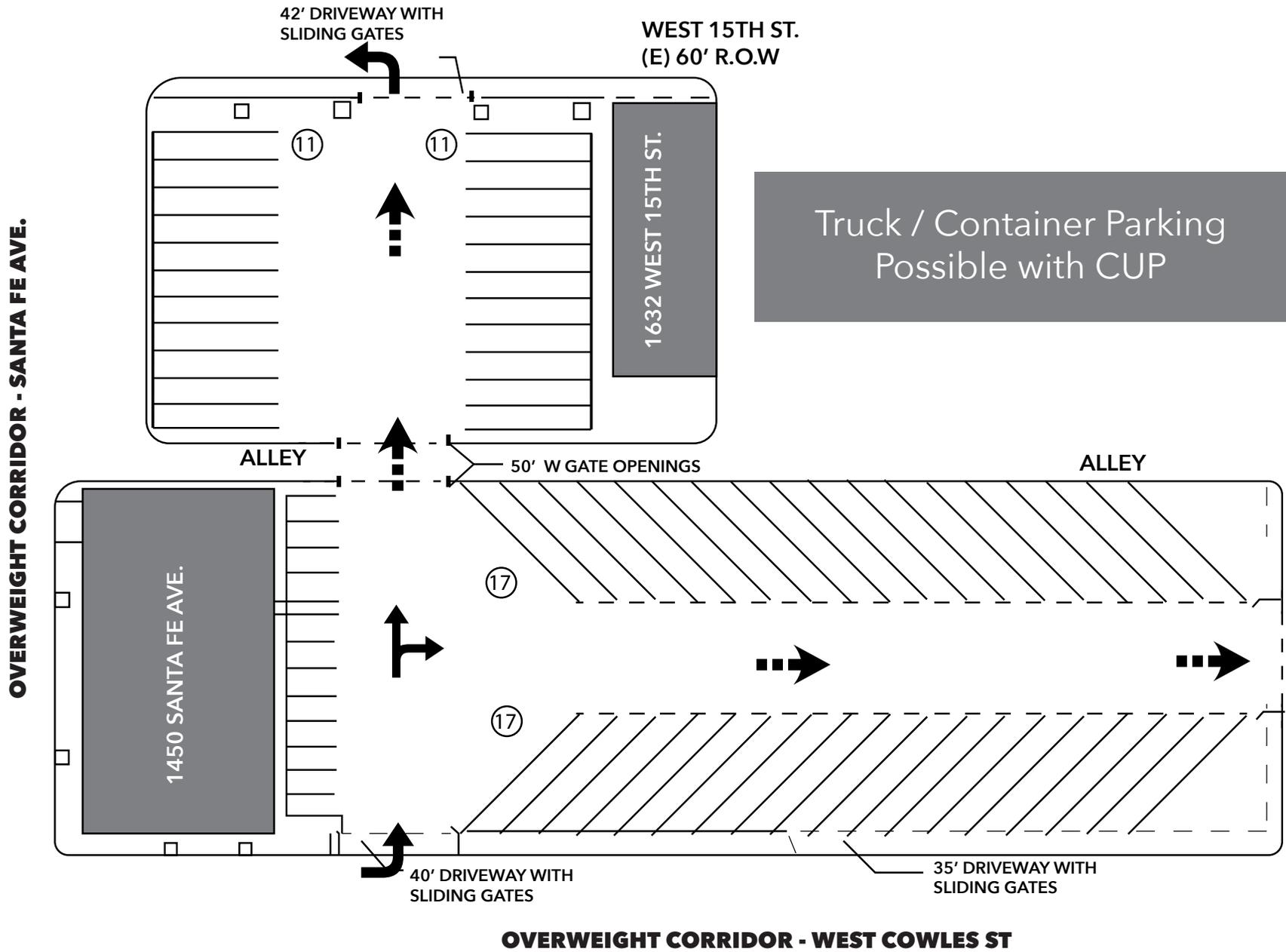
YARD / OUTSIDE STORAGE PROFILE

Yard Features:

- Overweight Corridor (Santa Fe & Cowles)
- Fully Lit Yard
- All Concrete Yard (15th Street yard is Heavy Duty 12" concrete) (Cowles 6" - 8")
- 40' & 50" Wide Access Gates w/ Drive Through access
- Equipment Wash Rack with Self Contained Circulating 500 Gallon Above Ground Clarifier
- Electrical Service: 200 AMP, 240V, Single Phase
- Power Connections Throughout Yard
- Air Compressor + Connections throughout yard
- 1461 Canal (shop building) can be demolished for larger yard
- Truck and Container Parking possible with CUP
- Adjacent to Long Beach Port
- Easy 710 Freeway Access



POTENTIAL CONTAINER PARKING PLAN
56 CONTAINER PARKING ESTIMATED



LONG BEACH



1461 CANAL AVE.
±10,075 SF
SHOP. OFFICE

±3,600 SF
OVERHANG

YARD

1450 SANTA FE
±8,184 SF
OFFICE //
WAREHOUSE

SANTA FE AVE. / OVERWEIGHT CORRIDOR

1632 W. 15th ST
±3,500 SF
WAREHOUSE

YARD

W. 15TH ST

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