

FOR LEASE

NEW CLASS A WAREHOUSE

*Construction Complete. 45,943 SF
Industrial Building Near the Port of
Long Beach Now Available For Lease.*

1617 SAN FRANCISCO AVE, LONG BEACH, CA 90813

 VIEW VIDEO



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BUILDING FEATURES

45,943 square feet

5 DH doors, 1 GL door

32' clear

ESFR sprinklers

4,038 SF two story office space

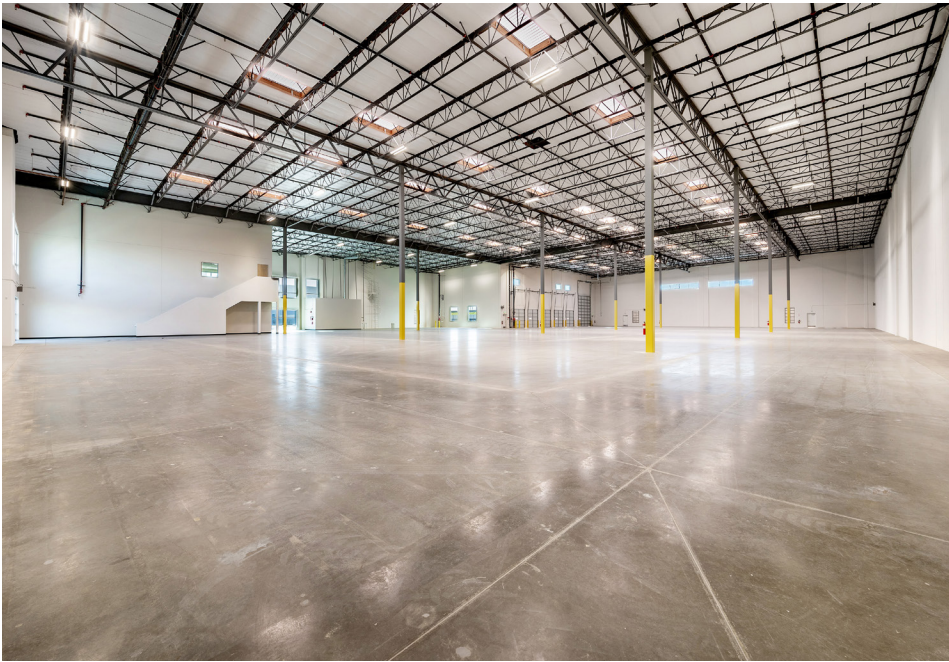
130' Turning radius

Fenced secured yard area

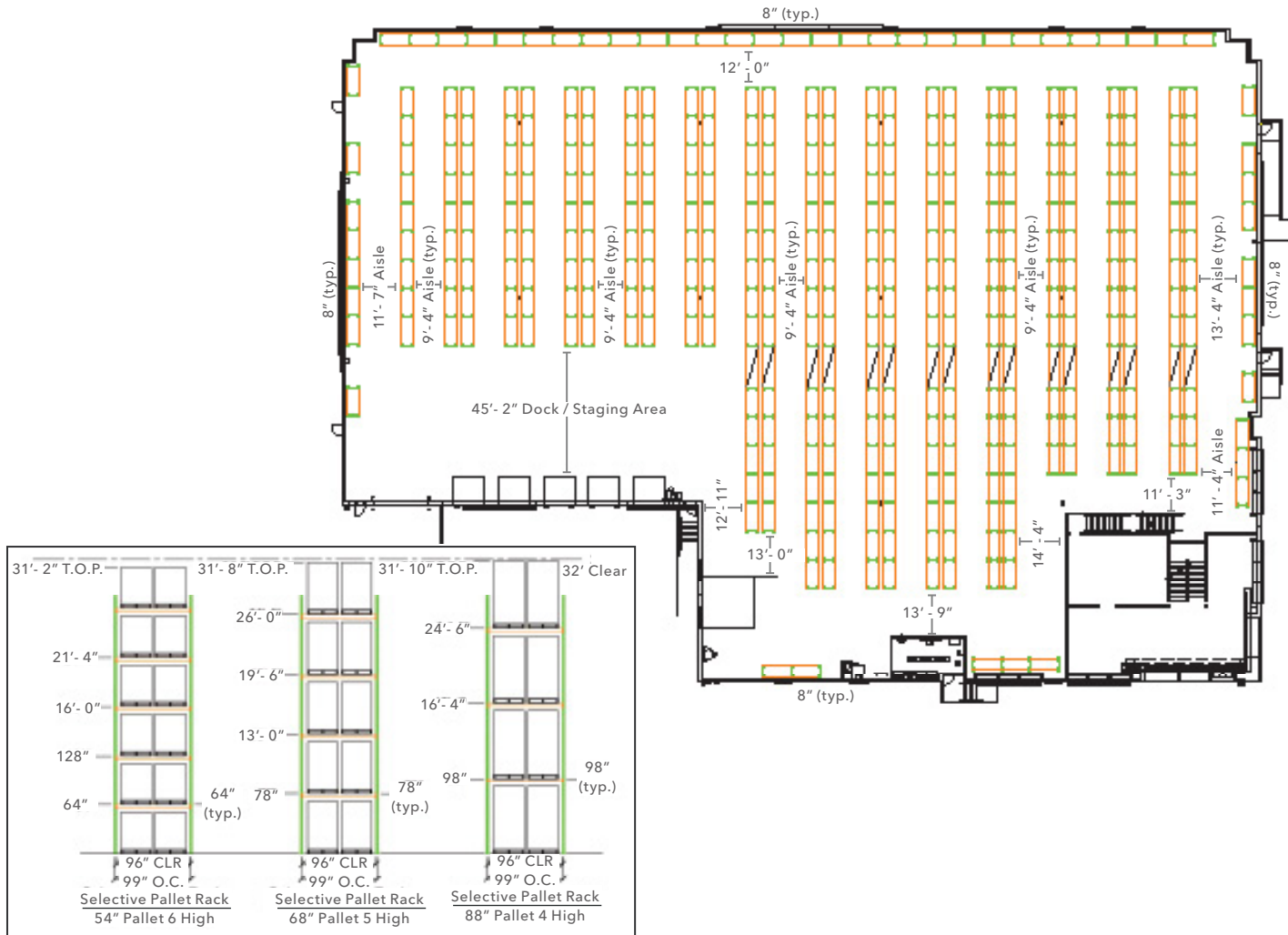
Power 1200A 277/480 (expandable)

Close proximity to the Ports of Long Beach
& adjacent to the 710 freeway

3PL Uses Allowed



POTENTIAL RACKING PLAN - 45,943 SF



32' CLEAR

No. of Bays	Pallet Height	Pallet Positions
398	54"	4,725
398	68"	3,912
398	88"	3,150



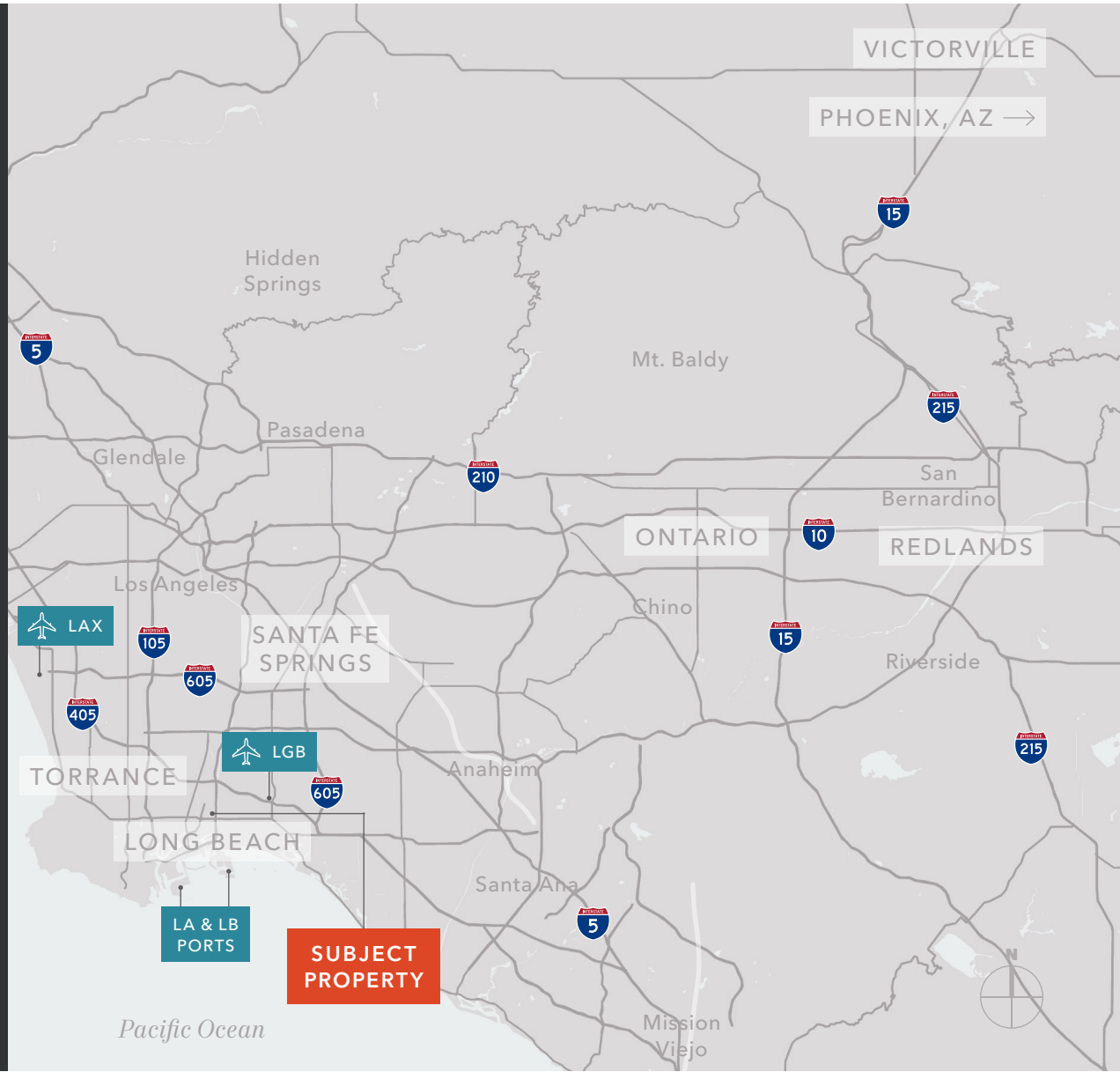
DRAYAGE RATE COMPARISON

COST PER CONTAINER

Submarket	From LA/LB Port
Long Beach	\$571
Torrance	\$762
Santa Fe Springs	\$853
Ontario	\$990
Redlands	\$1,112
Victorville	\$1,233
Phoenix, AZ	\$3,553

DIFFERENCES IN COST

Submarket	Per Container
Long Beach	\$0
Torrance	\$191
Santa Fe Springs	\$282
Ontario	\$419
Redlands	\$541
Victorville	\$662
Phoenix, AZ	\$2,982



1617 SAN FRANCISCO AVE

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