

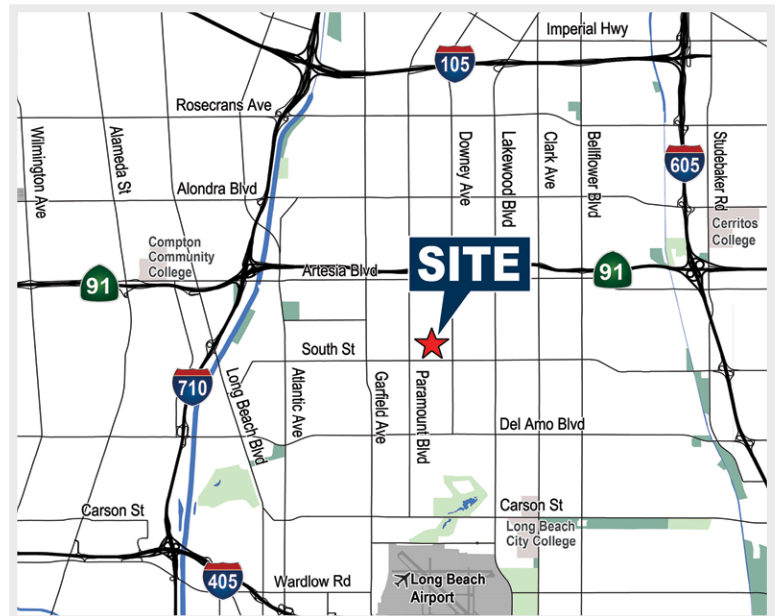
# FOR SALE OR LEASE

3220 E. 59TH ST. | LONG BEACH, CA



## PROPERTY FEATURES

- ± 17,782 SF Freestanding Industrial Building
- Large, Fenced, Paved and Secured Yard
- Possible Cannabis Related Business Location (Verify)
- One (1) Truckwell
- Four (4) Ground Level Doors (Oversized)
- 400 Amps, 120/208V, 3-Phase, 4-Wire (Verify)
- 15' - 17' Clearance
- Office SF TBD
- 28 Parking Spaces (Verify)
- Close Proximity to the 91 Freeway
- Available 4/1/2026, Do Not Disturb Occupant



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## PROPERTY PHOTOS



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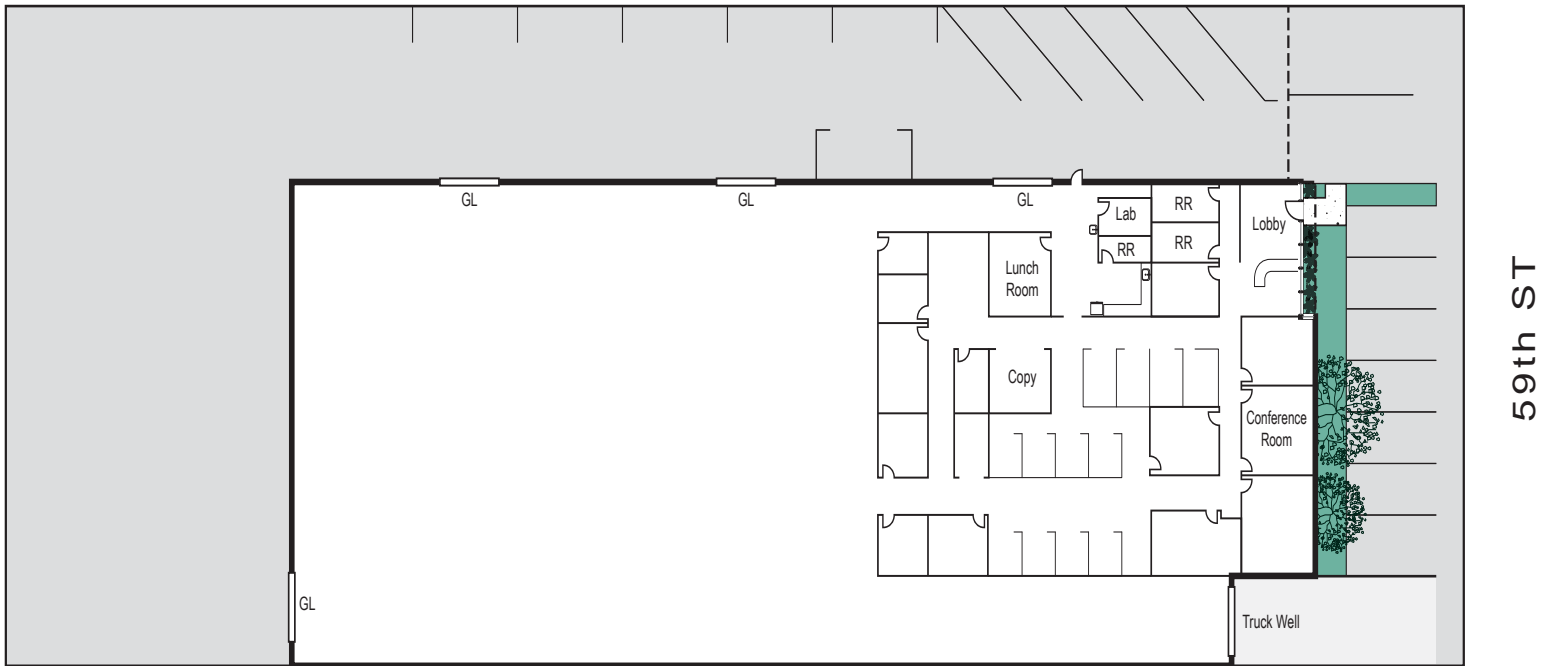
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## SITE PLAN



\*Site Plan Not to Scale



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