

FOR SALE

444 E ANAHEIM ST,
LONG BEACH, CA 90813



STEVEN RHEE, MBA
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RE/MAX 2021 Commercial Market
#41 of TOP 100 in the U.S.
#93 of TOP 100 Worldwide



RE/MAX 2024 Q1 Commercial Market
#20 of TOP 100 in the U.S.
#53 of TOP 100 Worldwide



RE/MAX Elite Realty
Commercial Division
842 E. Valley Blvd, Alhambra, CA 91801



SIZE: ± 11,529 RSF Building (Title)
±15,045 RSF Total (Including Bonus Mezzanine)

PRICE: \$3,400,000
(\$295/SF based on 11,529 SF)
(\$226/SF based on 15,045 SF)

APN: 7273-000-015

ZONING: CCN
Suitable for Automotive, Retail, Industrial, Medium Density Residential, Cannabis Dispensary, and much more

» ±3,516 SF Bonus Mezzanine Storage

» Equipped With Spray Booth (Permit Current)

» Five Ground Level Doors

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Long Beach, a vibrant coastal city in Southern California, presents a prime location for establishing a warehouse business. Known for its bustling port, one of the busiest and most strategic in the world, Long Beach offers unparalleled access to international shipping routes, making it a critical hub for global trade and commerce. The city's excellent infrastructure, featuring major highways such as the I-405 and I-710, along with extensive rail lines, ensures efficient transportation and logistics operations, allowing businesses to seamlessly distribute goods locally, nationally, and internationally.

Long Beach is not just about logistics; it boasts a diverse and dynamic economy that supports a wide range of industries, from aerospace to technology to healthcare. This economic diversity creates a robust business environment that fosters growth and innovation. The city is also home to a skilled and diverse workforce, providing businesses with access to top talent.

Moreover, Long Beach's business-friendly policies and supportive community initiatives make it an attractive destination for enterprises looking to expand. The local government offers various incentives and resources to help businesses thrive, including tax breaks and grants.

The strategic location of Long Beach, combined with its strong transportation network, business-friendly environment, and economic vitality, makes it an ideal place for a warehouse business. Whether you are looking to leverage international trade opportunities or optimize your supply chain operations, Long Beach offers the infrastructure, resources, and community support needed to ensure success. Establishing a warehouse in Long Beach means positioning your business at the heart of a thriving economic hub with endless opportunities for growth and expansion.

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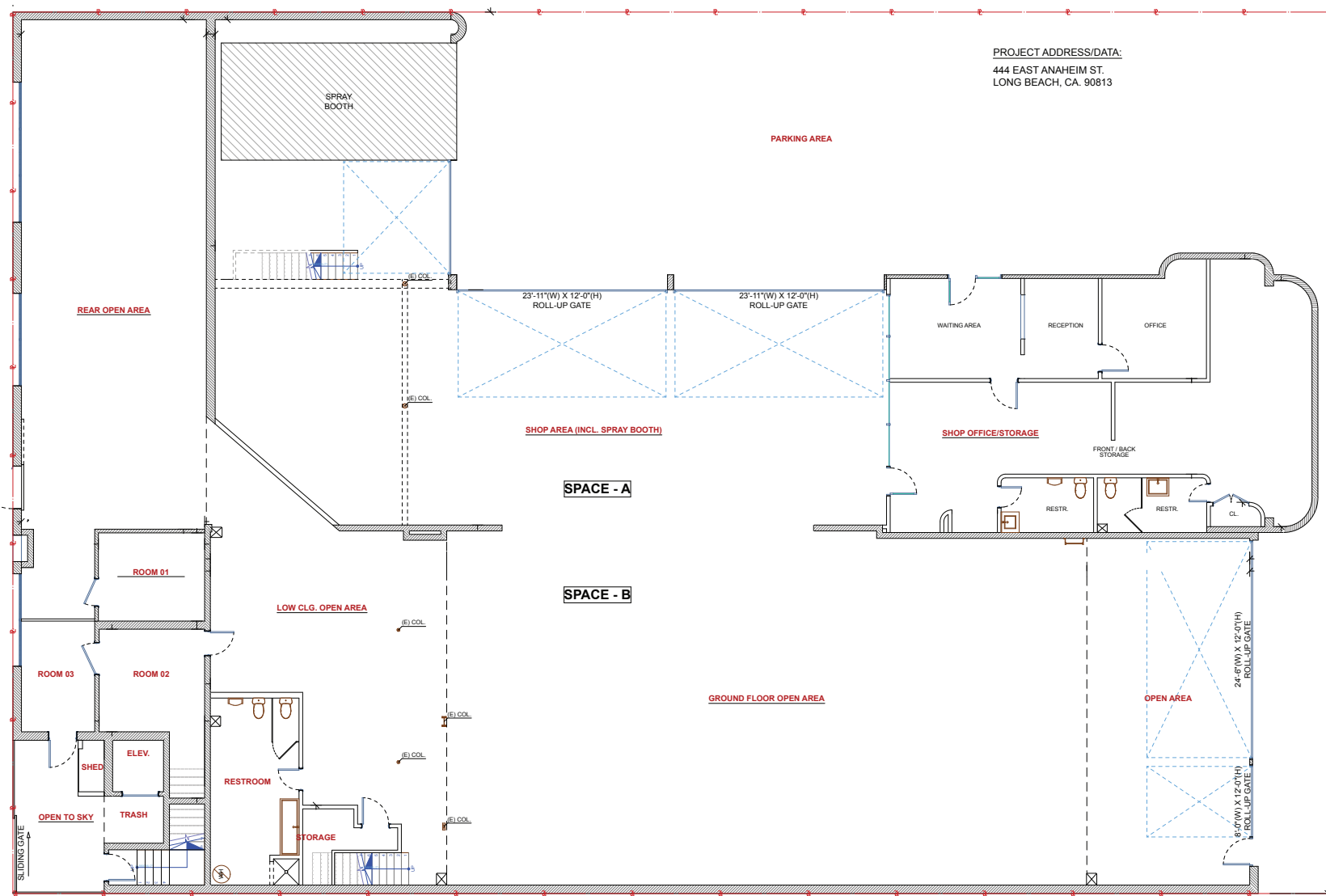
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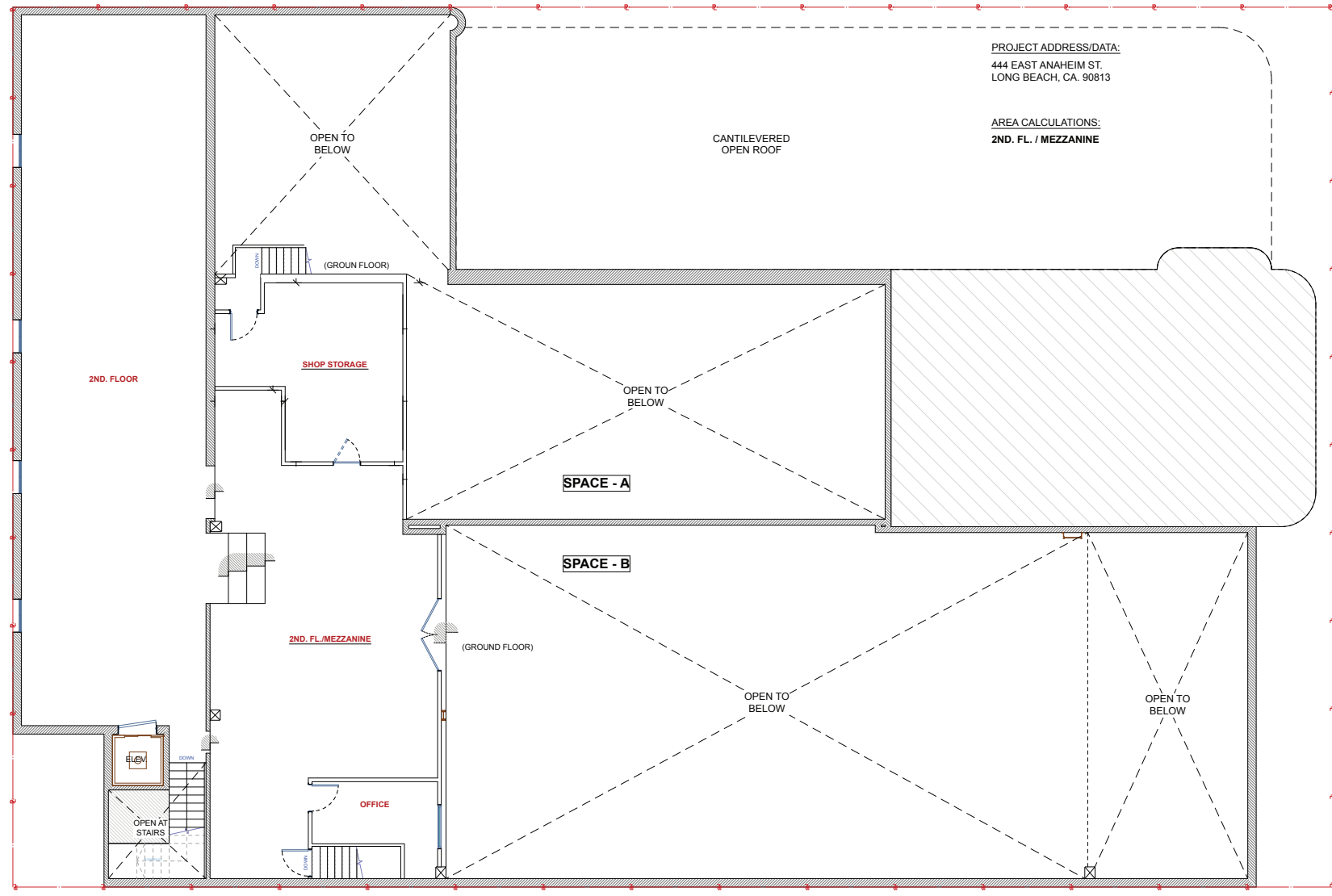
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 TRANSIT/SUBWAY


Anaheim Station  	3 min walk	0.5 mi
Pacific Coast Highway Station  	12 min walk	0.7 mi
5th Street Station  	13 min walk	0.8 mi
1st Street Station  	20 min walk	1.2 mi
Pacific Station  	20 min walk	1.2 mi

 COMMUTER RAIL

Norwalk/Santa Fe Springs   	27 min drive	17.7 mi
Buena Park   	30 min drive	21.7 mi
Commerce   	26 min drive	17.5 mi
Montebello/Commerce  	29 min drive	18.9 mi
Fullerton   	34 min drive	25.2 mi

 AIRPORT

Long Beach-Daugherty Field	9 min drive	4.1 mi
Los Angeles International	31 min drive	21.6 mi

 FREIGHT PORT

Port of Long Beach	20 min walk	1.3 mi
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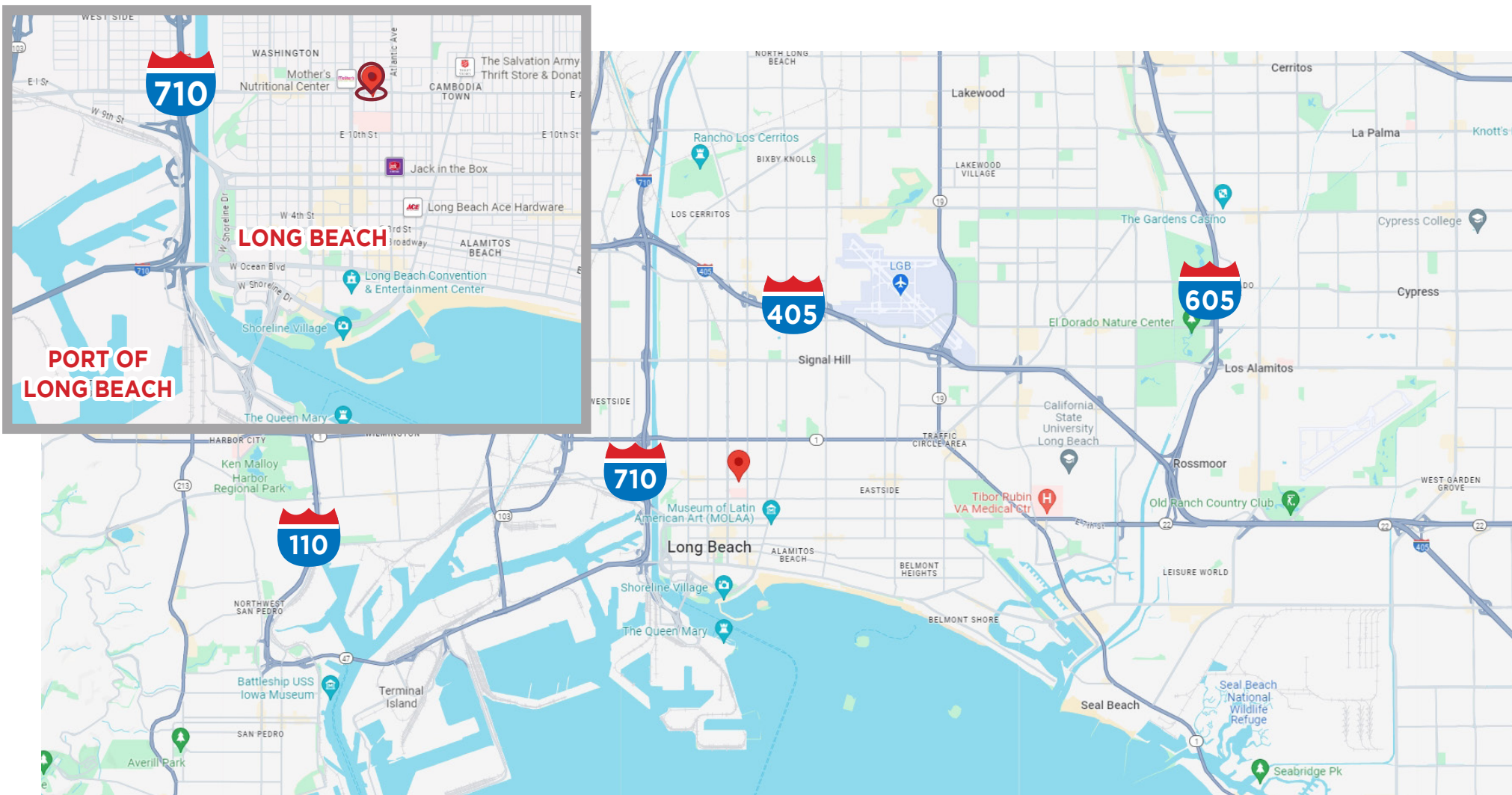
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