

1734 HAYES AVENUE

LONG BEACH, CA 90813



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1734-1738 HAYES AVE, LONG BEACH, CA

±7,474 SF | \$1,7450,000 (\$233/SF)

This rare opportunity features a well-positioned three-unit industrial building in the heart of Long Beach's thriving industrial corridor. Just minutes from the Port of Long Beach and offering seamless access to the 710 and 405 freeways, this 7,474-square-foot property sits on a 0.22-acre lot, making it ideal for an owner-user seeking to occupy all or part of the space. Built in 1966 and recently renovated, the property blends functionality with flexibility, catering to a variety of industrial uses. Additionally, its location in a commercial cannabis industrial zone presents unique opportunities for specialized operators. Each unit has two restrooms and are separately metered for electric. Delivered 100% vacant, this asset is a prime investment in one of Southern California's most sought-after industrial markets.

- Three Equal Sized Units (can be combined)
- Each Unit has 2 Restrooms, GL Door at Entrance, Separately Metered for Electric and Alley Access.
- Adjacent to Port of Long Beach (1.6 mi.)
- Flexible Zoning allows for Variety of Uses
- Minutes to 710 and 405 Freeways
- Delivered Vacant at COE
- Priced at ~\$233/SF



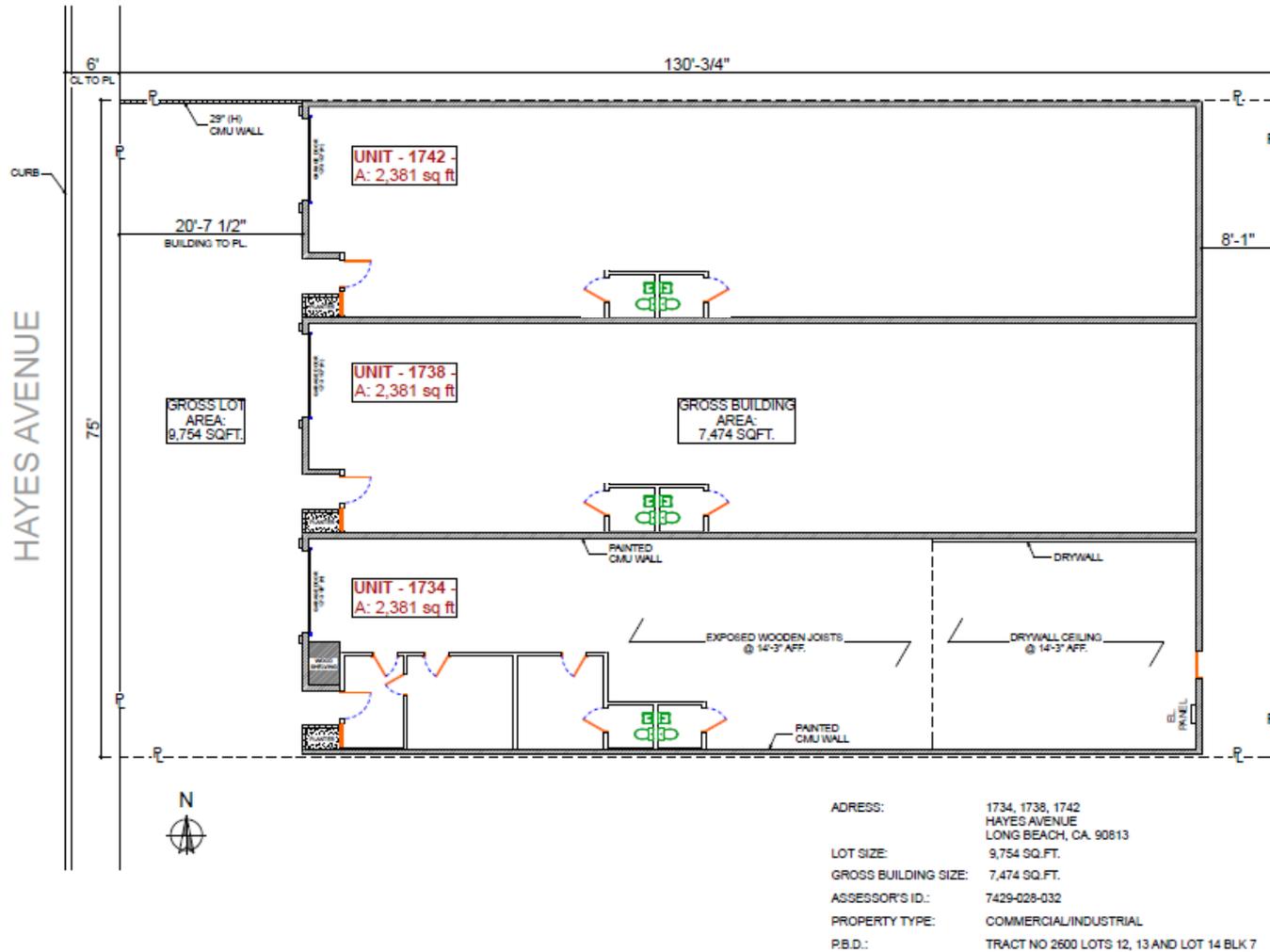


Rendering: Not actual photo



1734 1738 HAYES AVENUE | INTERIOR PICTURES

FLOOR PLAN



Floor plan for illustrative purposes only. Not to Scale



**SUBJECT
PROPERTY**

 **long beach
airport**

PACIFIC COAST HIGHWAY

**DOWNTOWN
LONG BEACH**


THE QUEEN MARY
LONG BEACH, CALIFORNIA

 **Port of
LONG BEACH**

**Terminal
ISLAND**

SEASIDE FWY

E SEPULVEDA BLVD

S WILMINGTON AVE

SAN DIEGO FWY



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