

# MULTI-TENANT INDUSTRIAL FLEX INVESTMENT FOR SALE

620 WEST 16TH ST, LONG BEACH, CA 90813



AVAILABLE: ±13,245 SF | SALE PRICE: \$3,970,000.00 | PROFESSIONALLY MANAGED MULTI-TENANT FLEX INVESTMENT



**GAVIN GILL**

Associate | DRE 01936303

TEL: +1(562) 354-2529

EMAIL: [gavingill@leelalb.com](mailto:gavingill@leelalb.com)

Lee & Associates Los Angeles - Long Beach

5000 E Spring St, Suite 600, Long Beach, CA 90815

Corp ID: 0106954

TEL: +1 (562) 354-2500



# PROPERTY HIGHLIGHTS

## **Professionally Managed Multi-Tenant Flex Investment**

Westside Business Park is available for sale for the first time from the original builder and developer. With APPROXIMATELY 50% of the building available for lease (Units E & F), this is a unique opportunity for an investor OR owner-user to acquire this flexible multi-tenant industrial asset. The building totals  $\pm 13,245$  square feet of rentable space and consists of six units, four of which are currently leased. The industrial park has a track record of long-term tenants and consistently remains occupied. Please inquire for additional information about the existing leases.

## **Approximately 50% Office / 50% Warehouse**

With a balanced layout of 50% office space and 50% warehouse, this property is ideal for businesses needing both administrative and operational areas. The office portion features modern amenities suitable for teams, while the warehouse offers ample space for storage, production, or distribution. This versatile configuration provides the flexibility to support a wide range of industries, from logistics to light manufacturing.

## **Building Amenities**

The property offers a gated & secure private parking area providing peace of mind to tenants and visitors alike. The building exterior was recently painted, and building management has continued to improve suites over the years, including separately metered electric, gated and secure trash enclosures, and well-maintained HVAC in the offices. With convenient access and dedicated spaces, this feature enhances the property's overall appeal and practicality.

## **Close Proximity to 710 and 405 Freeways**

Strategically located near the 710 and 405 freeways, this property offers unmatched convenience for transportation and logistics. Its prime location facilitates easy access to major thoroughfares, making it an ideal choice for businesses requiring efficient routes for shipping, commuting, or client visits. The excellent freeway connectivity also enhances the property's accessibility to the greater Los Angeles area and beyond.



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LONG BEACH, CA 90813



# INVESTMENT OVERVIEW



**\$3,970,000.00**

SALE PRICE (\$299.73 / SF)



±13,245 SF Building | ±24,829 SF Land



1 Total Dock High Position  
5 Ground-level Roll-up Doors



18' Clearance Height



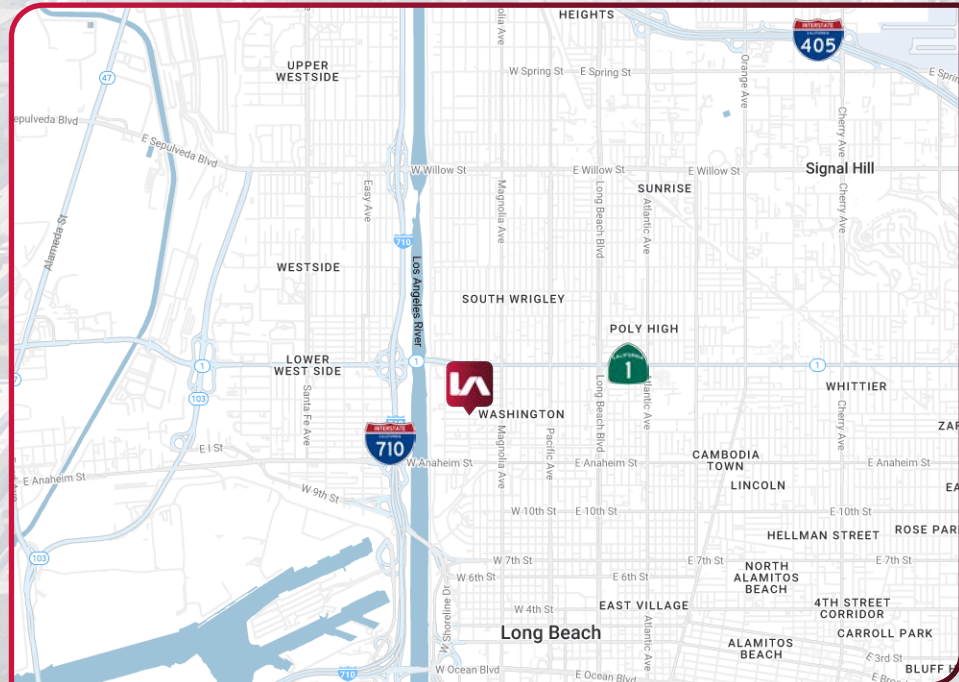
200 Amps | 240 Volts | 3 Phase (Per Unit)



2.56/1,000 SF Parking Ratio

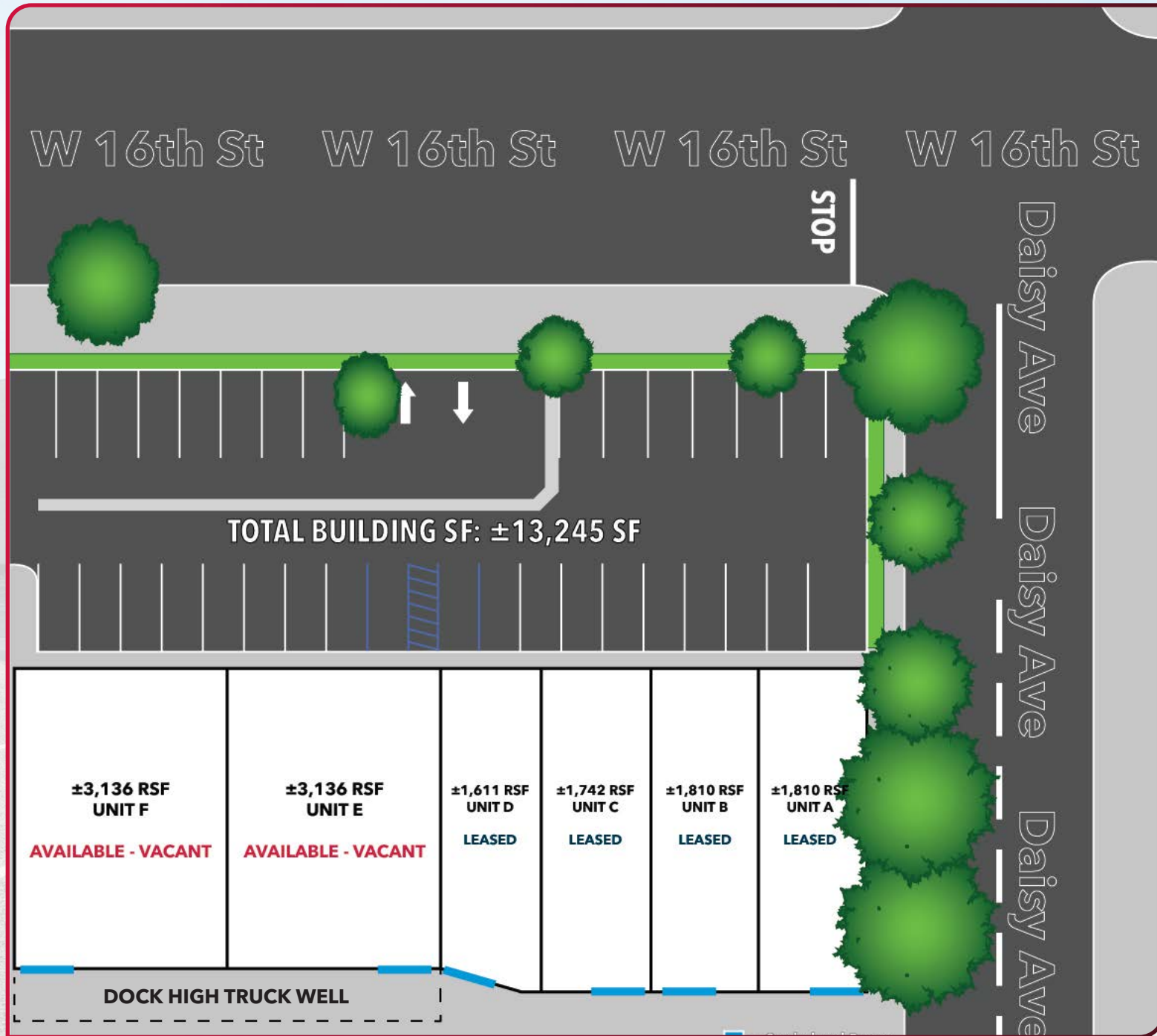


Prime Infill Industrial Flex Multi-Tenant  
Investment within close proximity to the  
Major Ports of Long Beach and Los Angeles

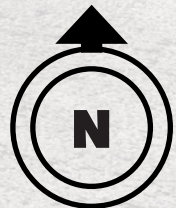


# SITE PLAN

\*34 STRIPED PARKING STALL

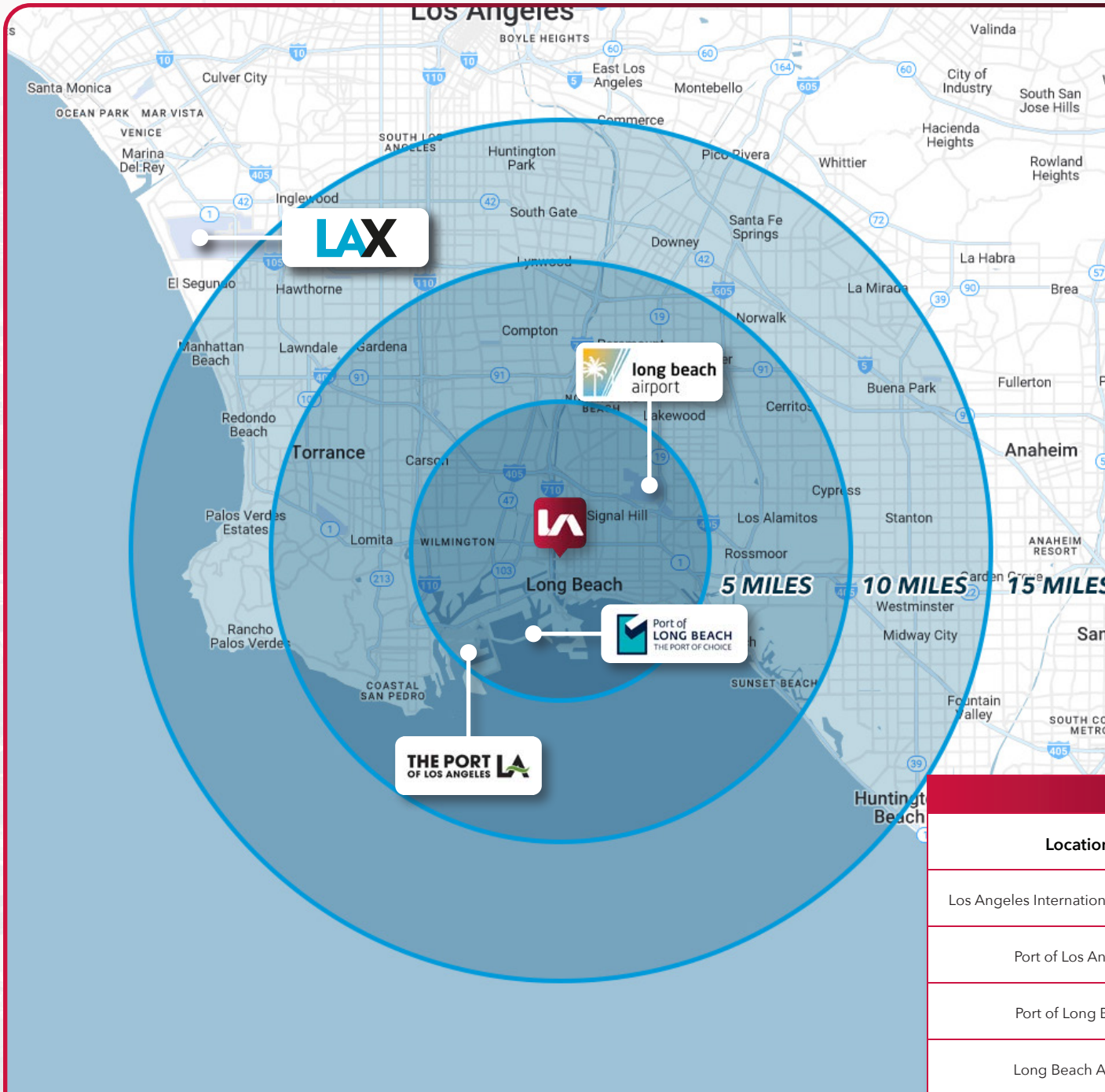


\*plan not to scale





# AREA OVERVIEW



## PROXIMITY TO MAJOR PORTS

Location	Distance	Travel Time
Los Angeles International Airport (LAX)	±22.2 Miles	20 - 30 min via I-105 W
Port of Los Angeles	±6.6 Miles	7-15 min via I-710 S
Port of Long Beach	±5.3 Miles	7-15 min via I-710 S
Long Beach Airport	±5.7 Miles	7-15 min via Side Street



# PROPERTY PHOTOS





# PROPERTY PHOTOS







**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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CORP ID: 0106954

TEL: +1 (562) 354-2500

### **GRAHAM GILL**

President | DRE 01363678

**GRG Management Services**  
PO BOX 15067, Long Beach, CA 90815

TEL: +1 (562) 884-2813

EMAIL: [graham@grgmsi.com](mailto:graham@grgmsi.com)