

FOR SALE

AVISON  
YOUNG

# Port-Adjacent Single Tenant Industrial Building

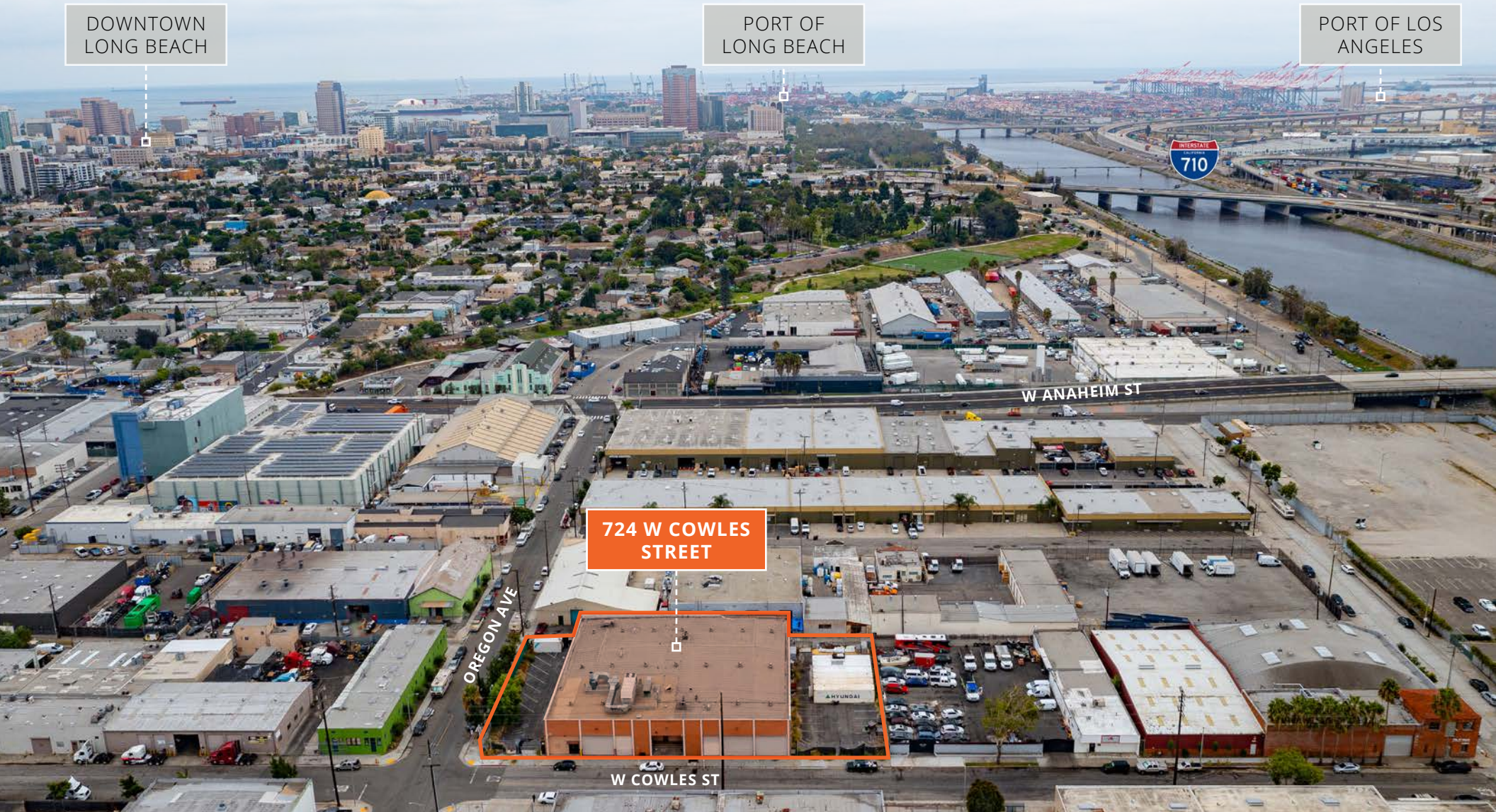
724 W Cowles Street, Long Beach, California

Confidential Offering Memorandum

DOWNTOWN  
LONG BEACH

PORT OF  
LONG BEACH

PORT OF LOS  
ANGELES

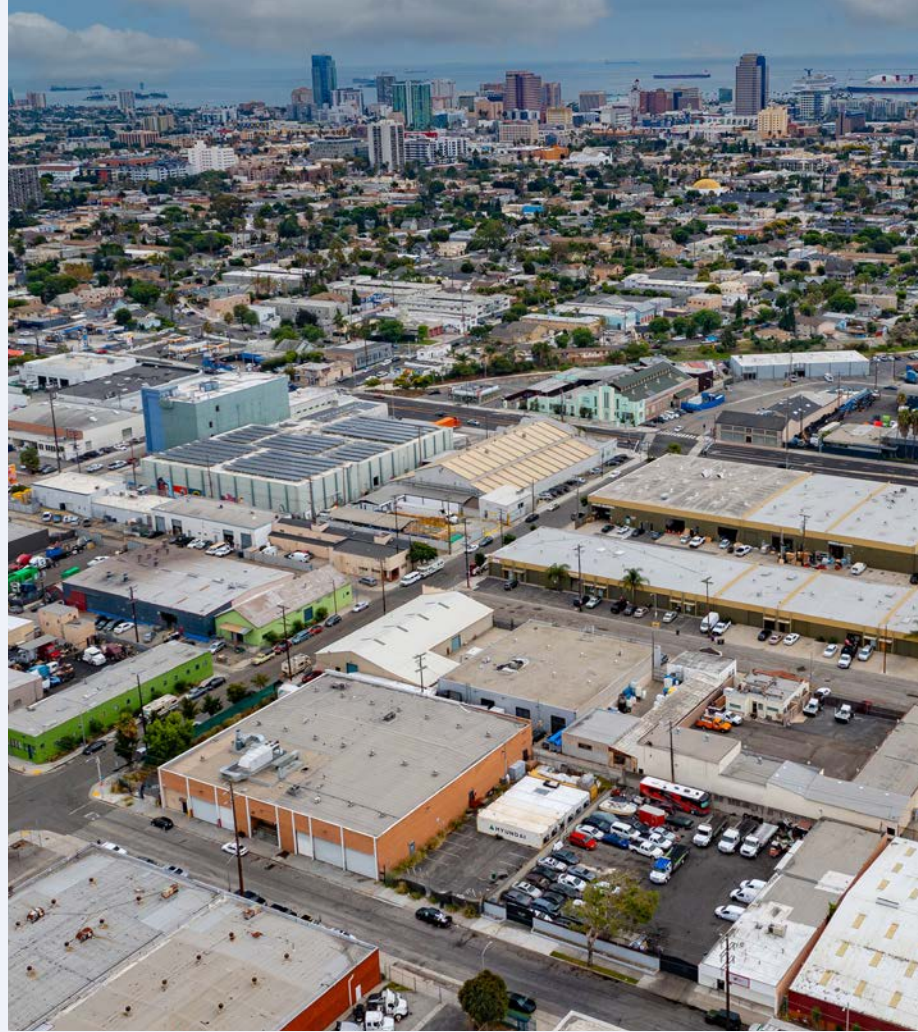


724 W COWLES  
STREET

OREGON AVE

W ANAHEIM ST

W COWLES ST



**ADDRESS: 724 W. COWLES STREET, LONG BEACH, CA**

**BUILDING SIZE: 21,300 SF**

**ASKING PRICE: \$5,500,000**

**ASKING PRICE/SF: \$258**

**FOR SALE**

## The offering

### Investment Highlights

- ▶ **Functional dock loaded building** - Total of five (5) loading positions.
- ▶ **Premier South Bay Location** – Less than 1-mile from the Port of Long Beach and conveniently located right off the 710 & 405 Freeways, and PCH Hwy 1, with easy access to all of Los Angeles County
- ▶ **Heavy Power** – Upgraded heavy power with 2,500A, 480/277V, 3Φ, 4W
- ▶ **Divisible Building** – Originally designed for two tenants with separate loading areas and yard, this property is ideal for owner-users or investors
- ▶ **Two (2) Secured & Paved Yard Areas** – Includes 15+ parking spaces and additional outdoor yard for storage/deliveries

**PROPERTY DETAILS**

**ADDRESS**  
724 W Cowles Street  
Long Beach, CA 90813

**FAR**  
60%

**PARKING**  
Yes, in secured yard area

**DOCK HIGH**  
Five (5) dock high positions with two levelers

**BUILDING AREA**  
±21,300 SF

**YEAR BUILT**  
1964; Renovated 2020

**YARD**  
Two (2) fenced, secured, and paved yard areas

**GROUND LEVEL**  
One (1) ground level loading ramp

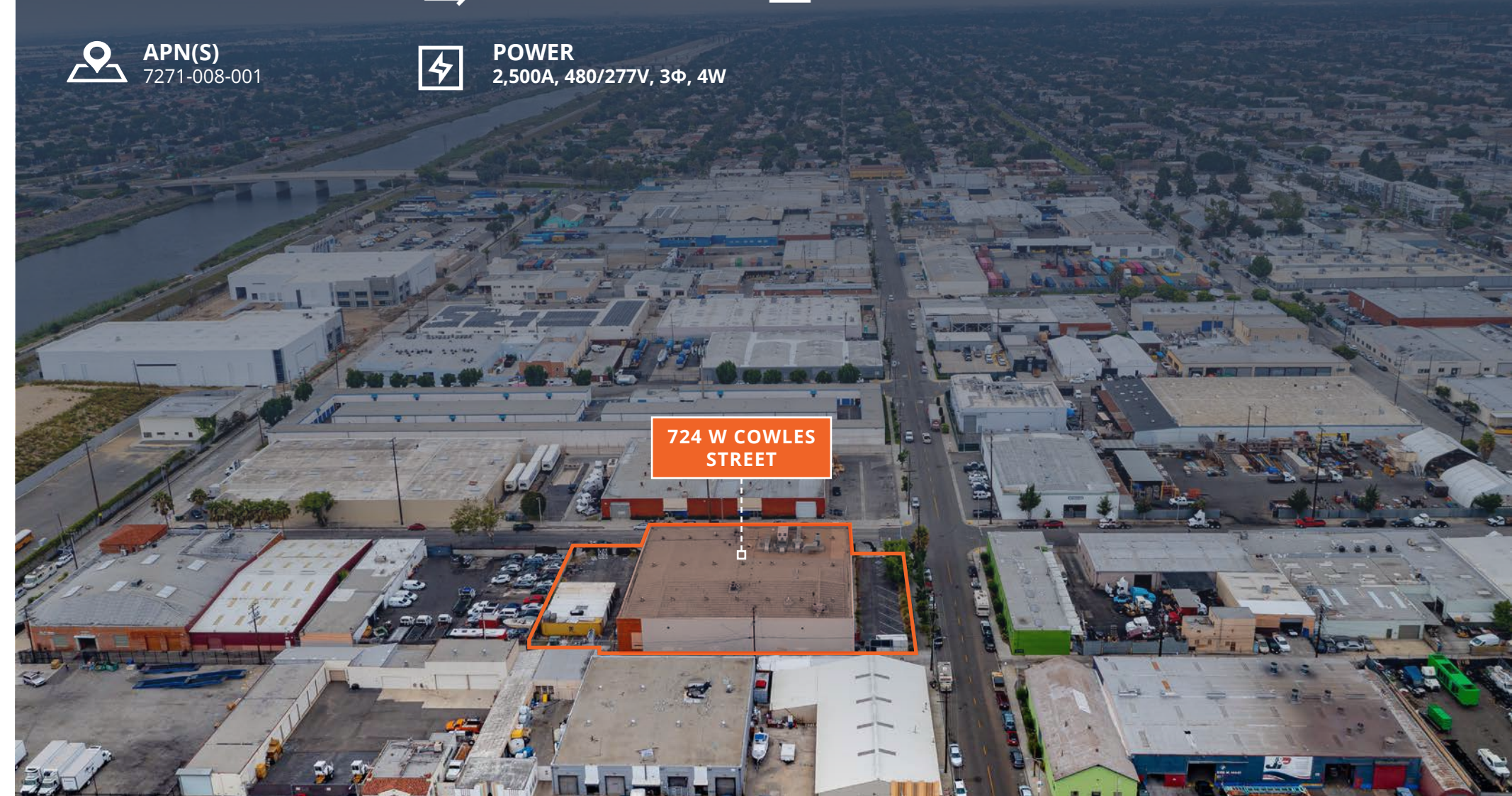
**LOT AREA**  
±0.81 AC (±35,368 SF)

**ZONING**  
Long Beach - IG

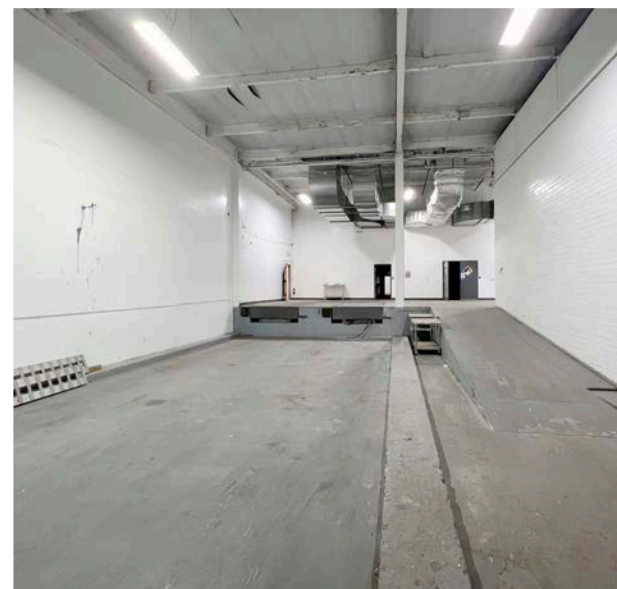
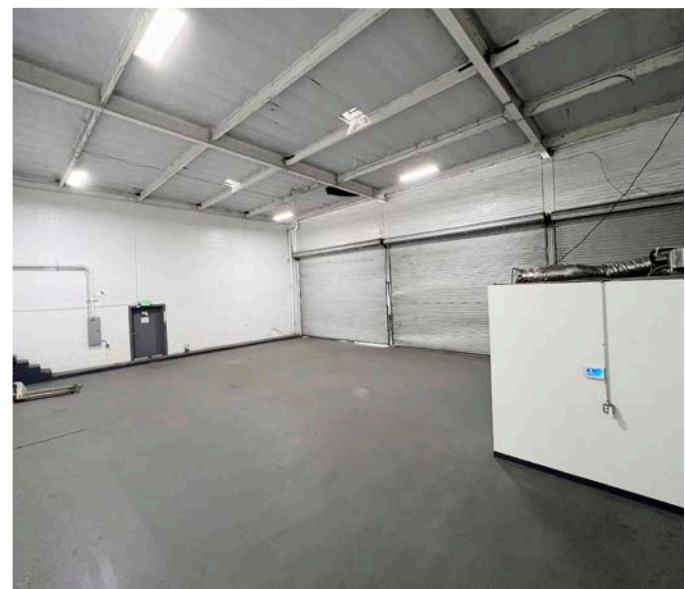
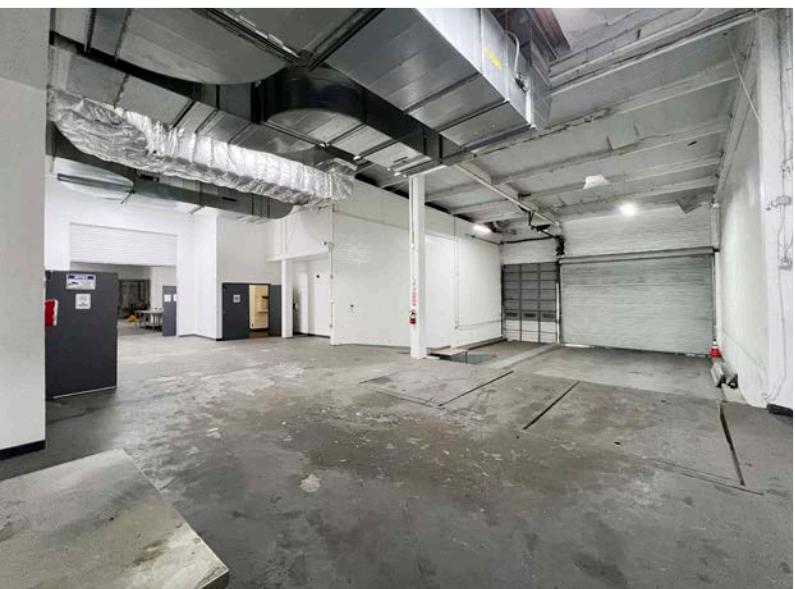
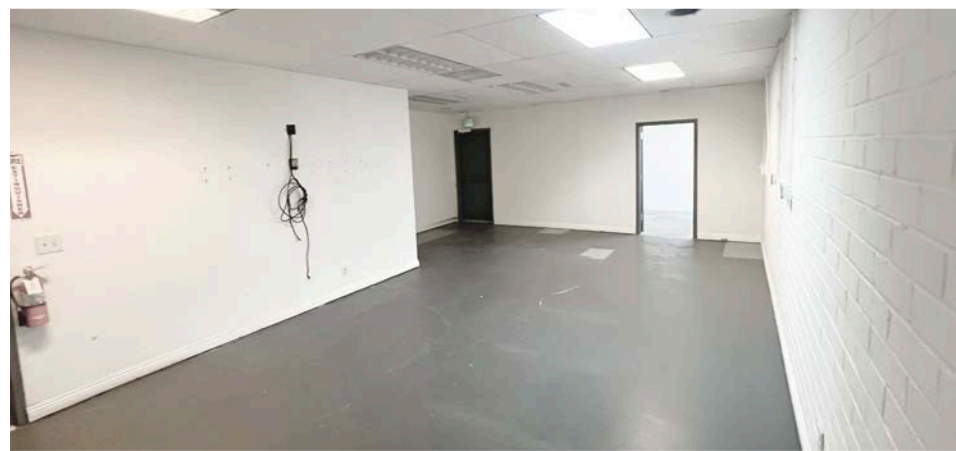
**CEILING HEIGHT**  
18' - 21'

**APN(S)**  
7271-008-001

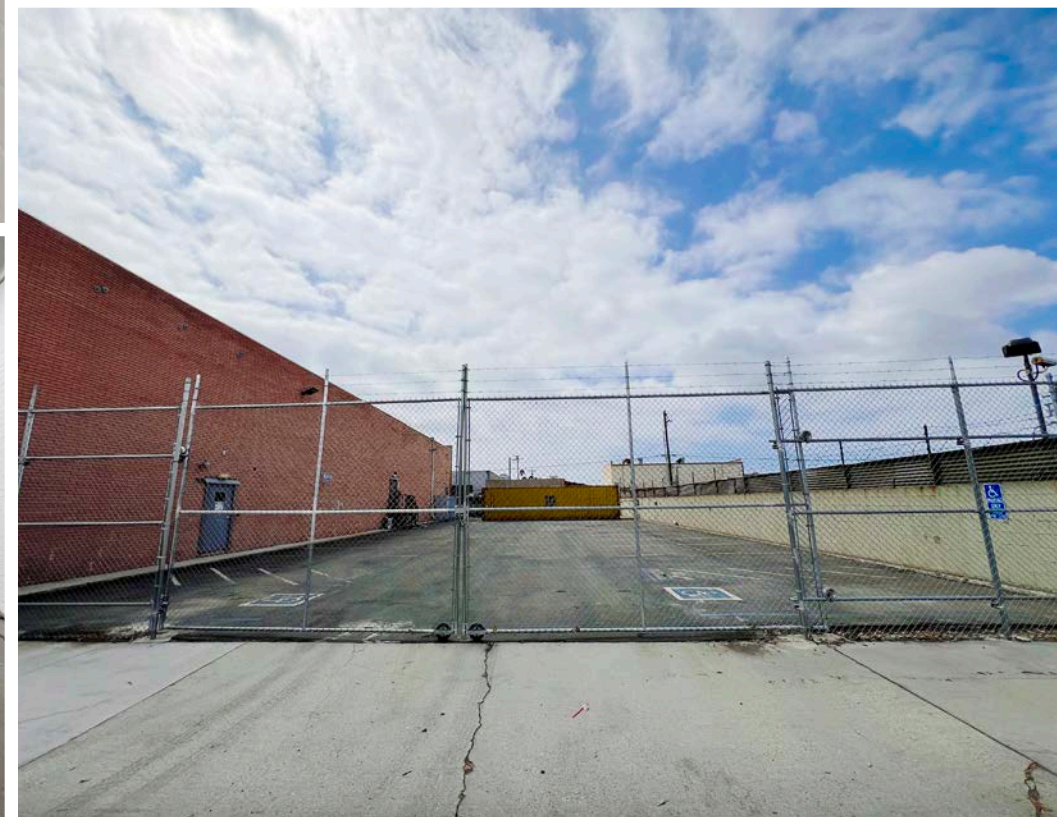
**POWER**  
2,500A, 480/277V, 3Φ, 4W



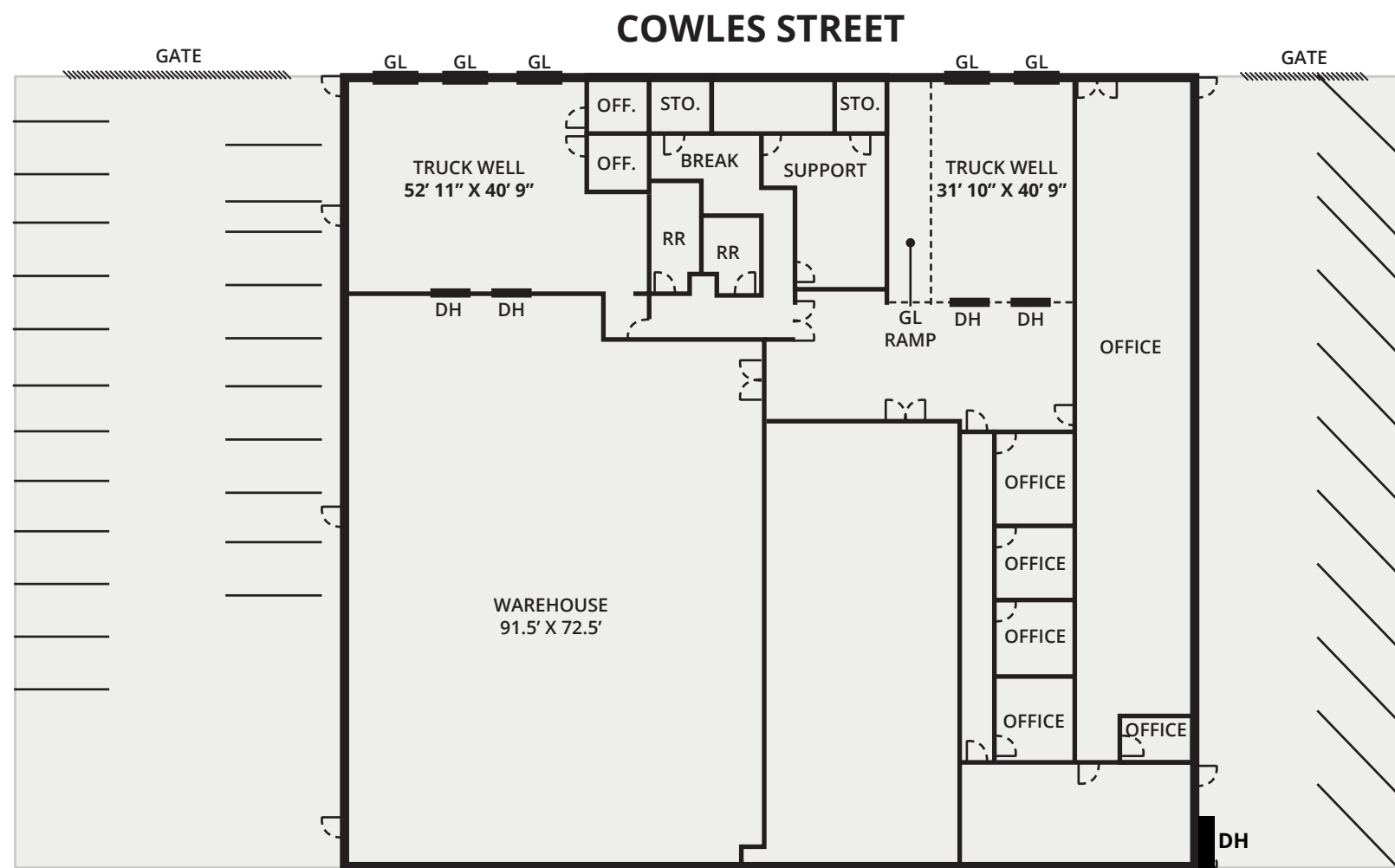
INTERIOR PHOTOS



EXTERIOR PHOTOS



# Site Plan



# Long Beach, California

## Location overview

### Overview

Long Beach, situated within Los Angeles County, California, is a vibrant city strategically located on the shores of San Pedro Bay, approximately 22 miles to the south of Los Angeles. Ranking as the seventh most populous city in the state, Long Beach is home to nearly 500,000 residents as of 2023. Notably, the city is home to the Port of Long Beach, the second busiest container port in the United States and ranks among the largest globally.

The growth and development of Long Beach have been strongly influenced by industrial and harbor expansion, driven in part by the discovery of oil in Signal Hill in 1921. Subsequently, Long Beach experienced substantial growth in the post-World War II era, as it became an integral part of the expanding Los Angeles metropolitan area.

Today, city's economy revolves around its dynamic waterfront activities, and encompassing attractions that draw visitors to its picturesque coastline. Moreover, Long Beach is a pivotal transportation hub, as the extensive 405 freeway traverses through the city, connecting various regions and serving as one of the nation's major transportation arteries. Alongside the freeway, the bustling Port of Long Beach and Long Beach Airport facilitate the movement of cargo and travel to and from all corners of the globe. They contribute significantly to the city's status as a nexus for both travel and shipping.

Long Beach's unique blend of industry, education, and maritime commerce continues to define its character and significance within California and the United States.

Port of Long Beach:

**NO. 1 EXPORT SEAPORT IN THE UNITED STATES**

**EACH YEAR, THE PORT HANDLES:**

- ▶ More than 9 million 20-foot container units (TEUs)
- ▶ Cargo valued at \$200 billion
- ▶ 90 million metric tons of cargo
- ▶ 2,000 vessel calls

**THE PORT'S LOADED CONTAINERS ACCOUNT FOR:**

- ▶ 1/3 moving through all California ports
- ▶ 1/4 moving through all West Coast ports
- ▶ Nearly 1 in 5 moving through all U.S. ports



## Demographic overview



**53,888**  
Population (1-mile)



**242,341**  
Population (3-mile)



**450,181**  
Population (5-mile)



**83,571**  
Households (3-mile)



**2.8**  
Average household size (3-mile)

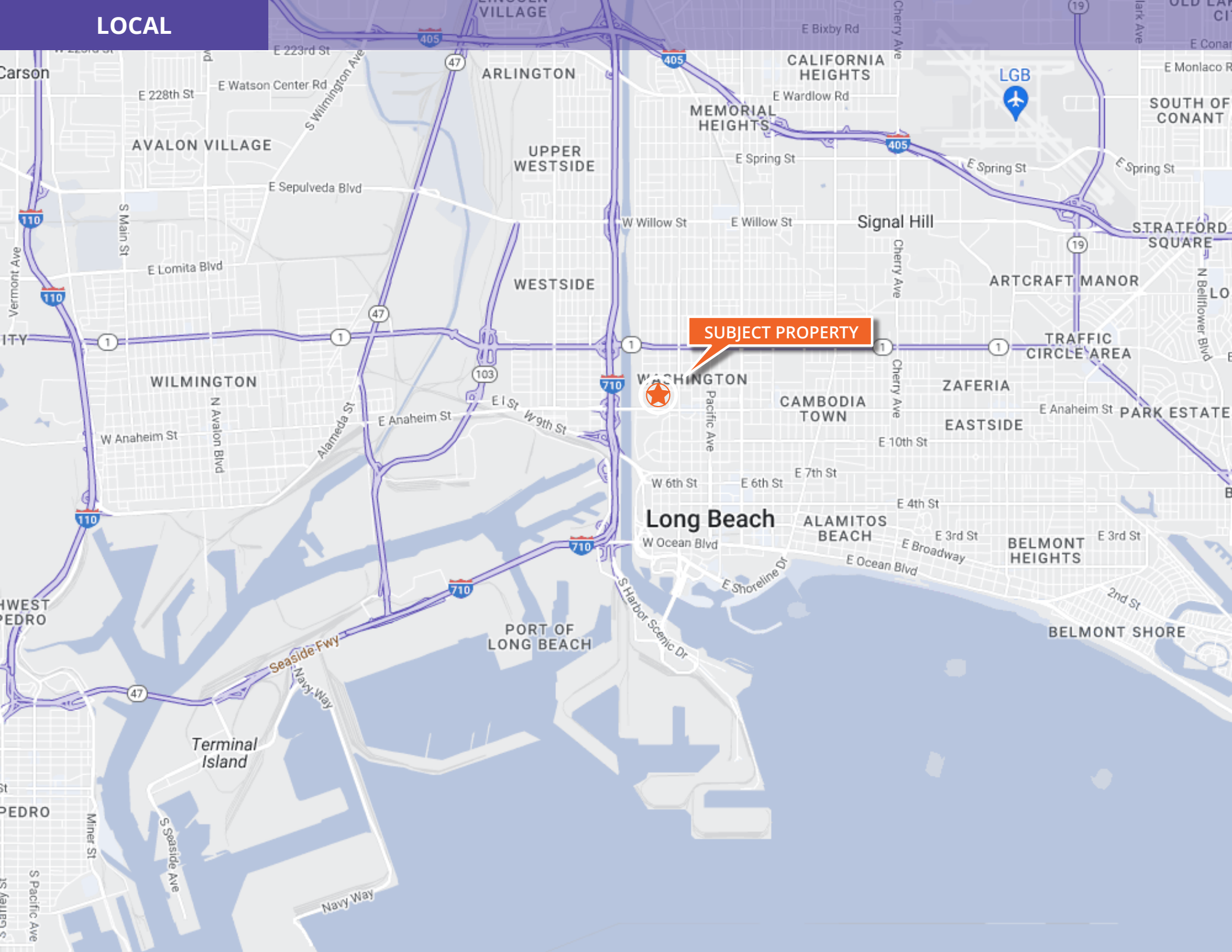


**\$80,725**  
Average household income (3-mile)

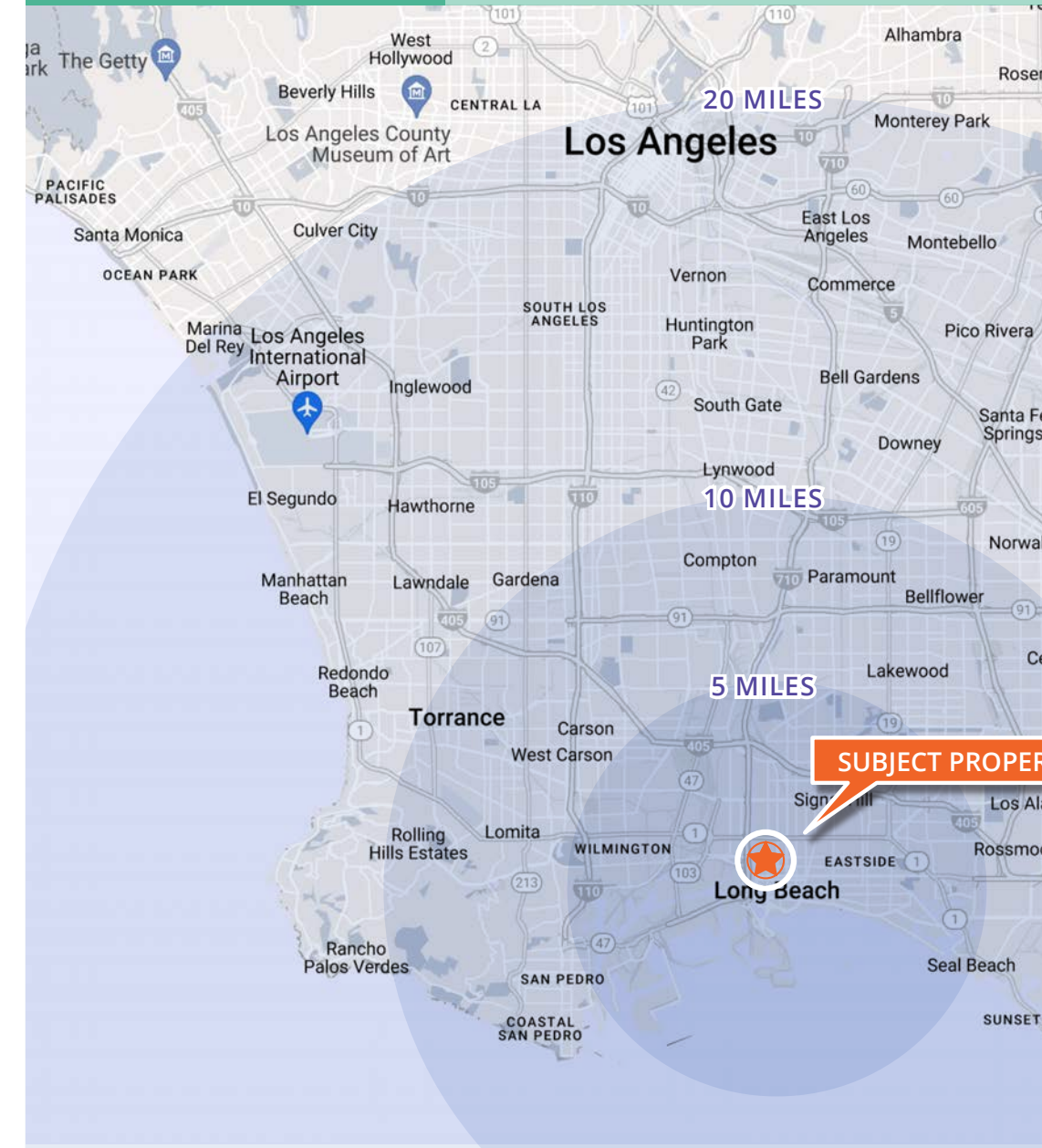


**36.3**  
Median age (3-mile)

# LOCAL



# REGIONAL



## Local / regional map

- Travel times
- DOWNTOWN LONG BEACH:**  
Approximately 1 miles, 5 minutes
  - PORT OF LONG BEACH:**  
Approximately 2.5 miles, 8 minutes
  - PORT OF LOS ANGELES:**  
Approximately 6 miles, 11 minutes
  - LONG BEACH AIRPORT:**  
Approximately 7 miles, 15 minutes
  - LAX:**  
Approximately 21 miles, 35 minutes
  - DOWNTOWN LOS ANGELES:**  
Approximately 21 miles, 45 minutes



# Confidential information and disclaimer

## Contacts and confidentiality

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The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

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Avison Young Commercial Real Estate Services, LP  
Commercial Real Estate Agency

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