

FOR LEASE

3920 E GILMAN ST. | LONG BEACH, CA 90815



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PROPERTY HIGHLIGHTS

Available for Lease	±13,010 SF
Lease Rate / SF	\$1.00 PSF NNN for Year 1*
Op. Ex. / SF	\$0.42

**Teaser Rate requires Minimum 3 year deal that commences by 11/1/2025*

- \$1.15 NNN + \$0.42 psf Operating Expenses, year 2
- Freestanding CTU Building
- ±4,770 SF Office (±2,450 SF of that on 2nd floor)
- 1 Dock High Loading Position (via well)
- 1 Ground Level Loading Position
- 18' Minimum Clear
- 600 Amps, 208 / 240 V, 3 Phase Power
- 20 Parking Spaces
- Concrete Parking Lot
- Turn Key Warehouse space
- Racks Can be Made Available
- Long Beach Business Center

For More Information,
Please Contact:

GARRETT MASSARO, SIOR
Principal

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Principal

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3920 E GILMAN ST. | LONG BEACH, CA 90815

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



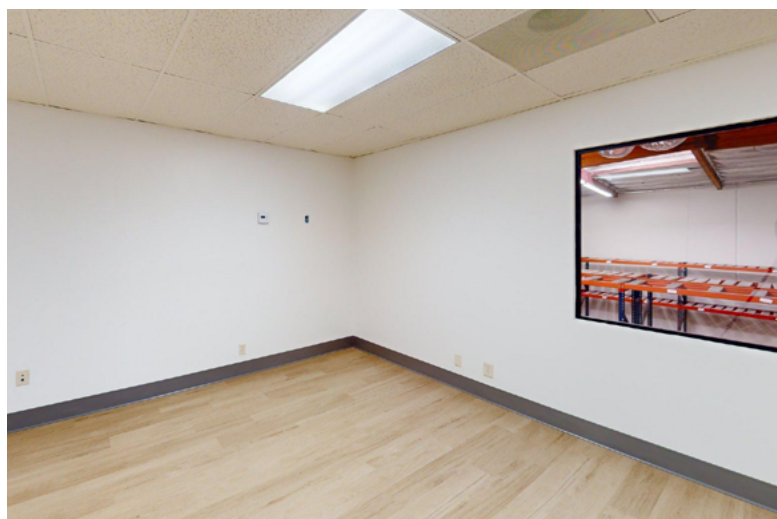
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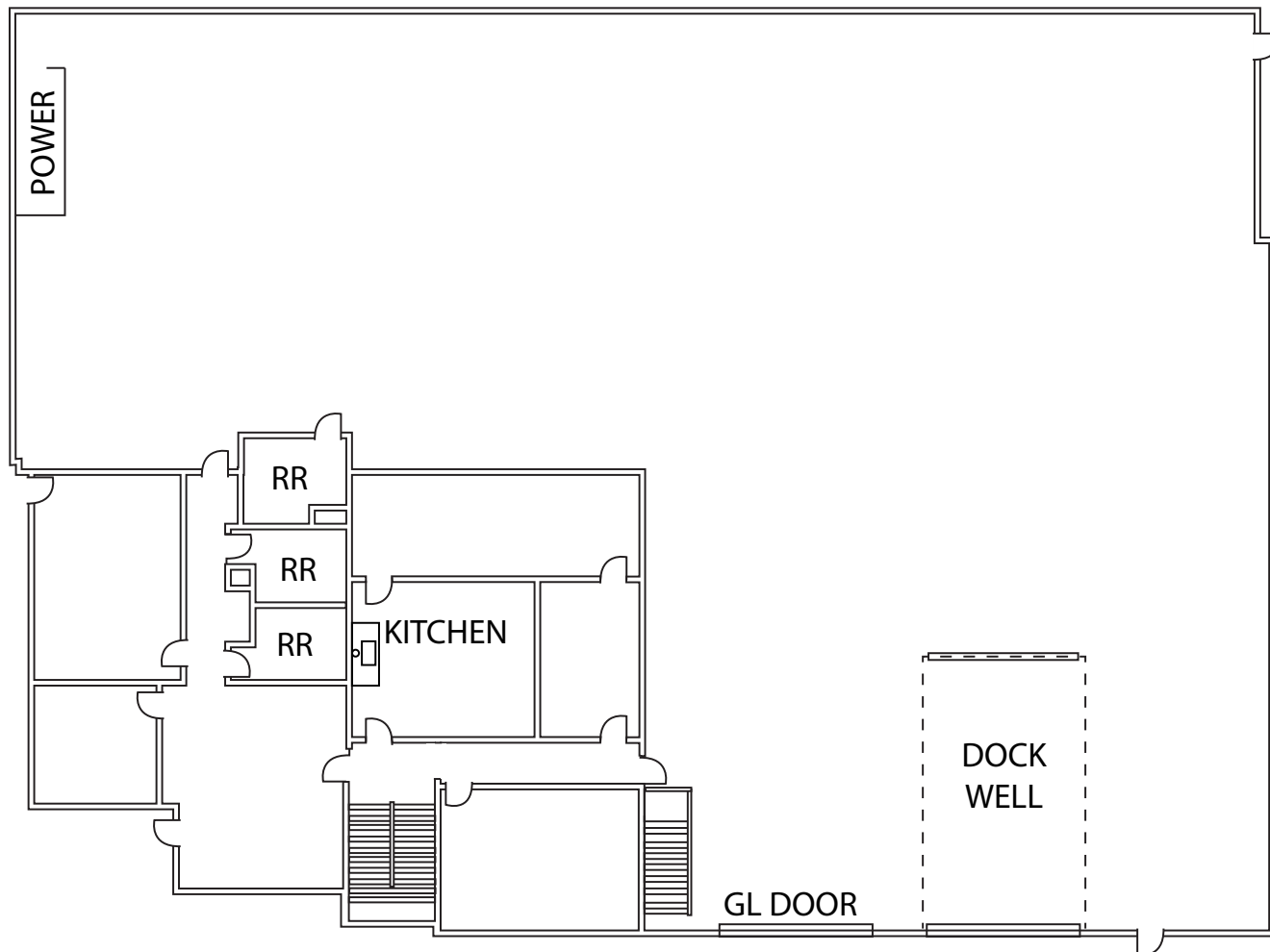


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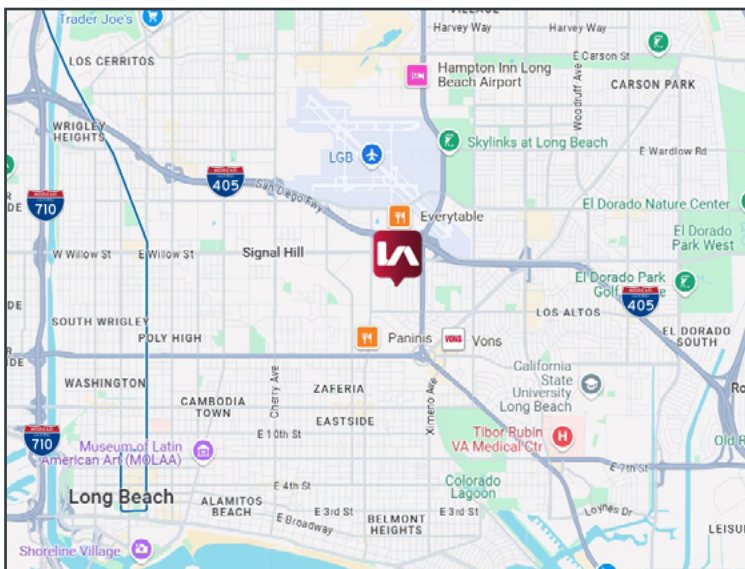
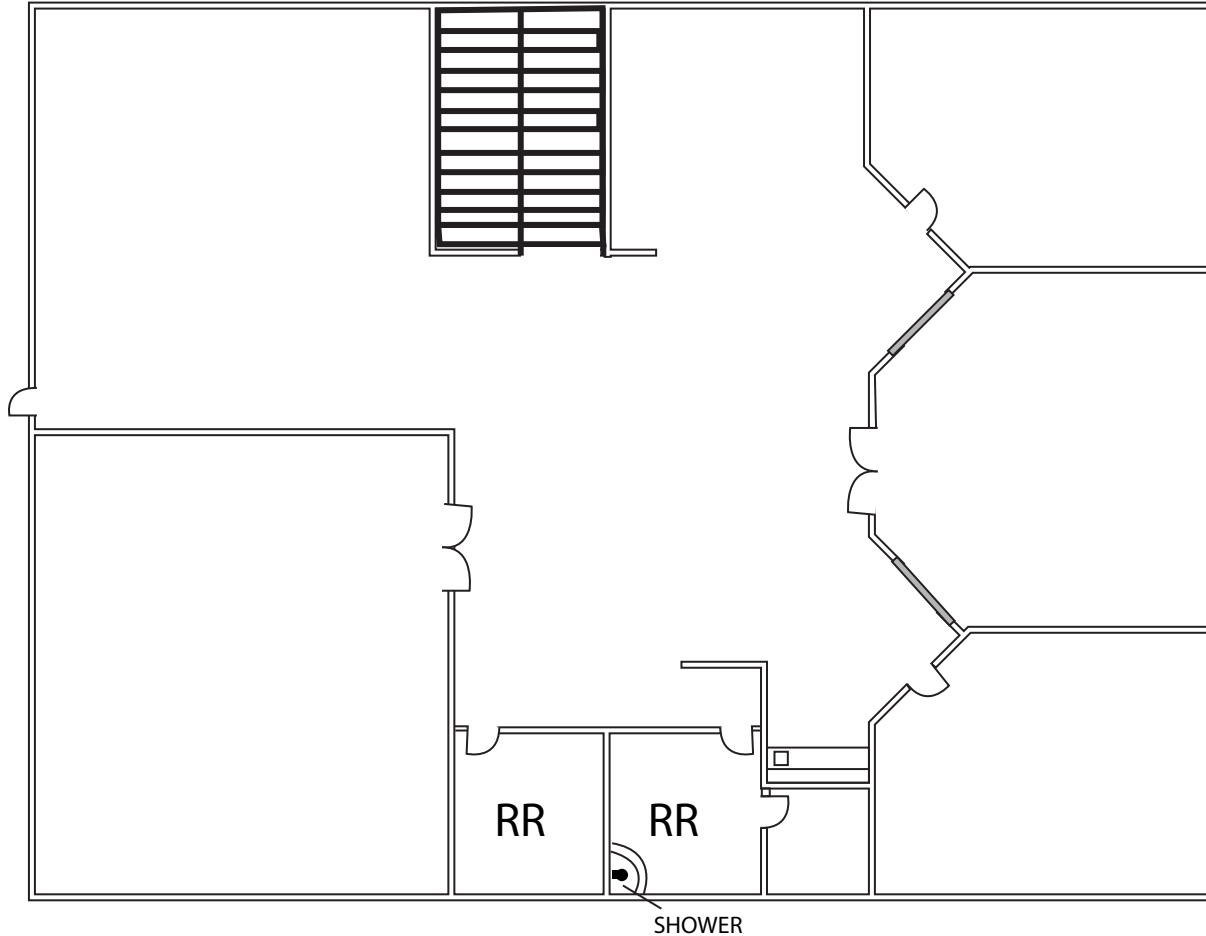
1st FLOOR PLAN (NOT DRAWN TO SCALE)



FOR LEASE

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2nd FLOOR PLAN (NOT DRAWN TO SCALE)



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