

# TRUCKING & CONTAINER YARD FOR LEASE

1550-1570 COTA AVENUE, LONG BEACH, CA 90813

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

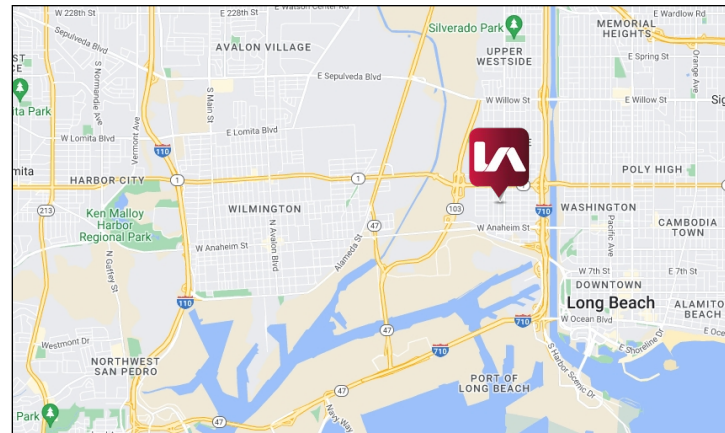
## Available on 30 Days Notice



### PROPERTY FEATURES

- AVAILABLE:** ±19,630 SF Industrial Warehouse on ±57,500 SF of Land
- LAND RATE:** \$0.70 / SF NNN (\$40,250 / Mo)
- BLDG RATE:** \$2.05 / SF NNN (\$40,250 / Mo)
- OPEX:** \$3,205 /Mo (+/- \$0.055 / Land SF)

- Truck and Container Yard
- 34% Building to Land Coverage Ratio
- Fenced and Paved Yard
- Two (2) Dock High and Ten (10) Ground Level Doors
- ±49 Container Parking (24 in Yard & 25 in Buildings)
- 600 Amps, 208 Volts, 3 Phase Power
- Close Proximity to LA / LB Ports and 710 Freeway
- LBIG Zoning



YOUR LOCAL MARKET EXPERTS

**GARRETT MASSARO, SIOR**

Principal | DRE# 01771471

PH: 562.354.2516 | E: gmassaro@leelalb.com

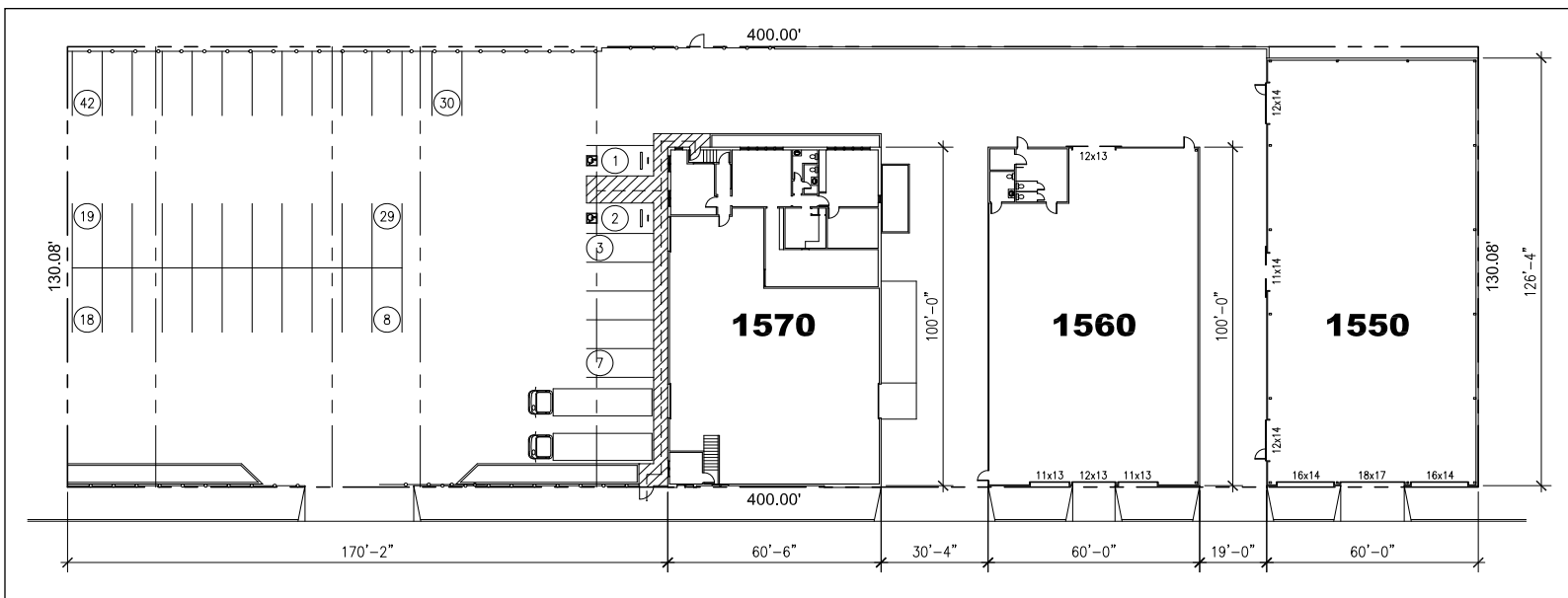
**BRANDON CARRILLO**

Principal | DRE# 01745365

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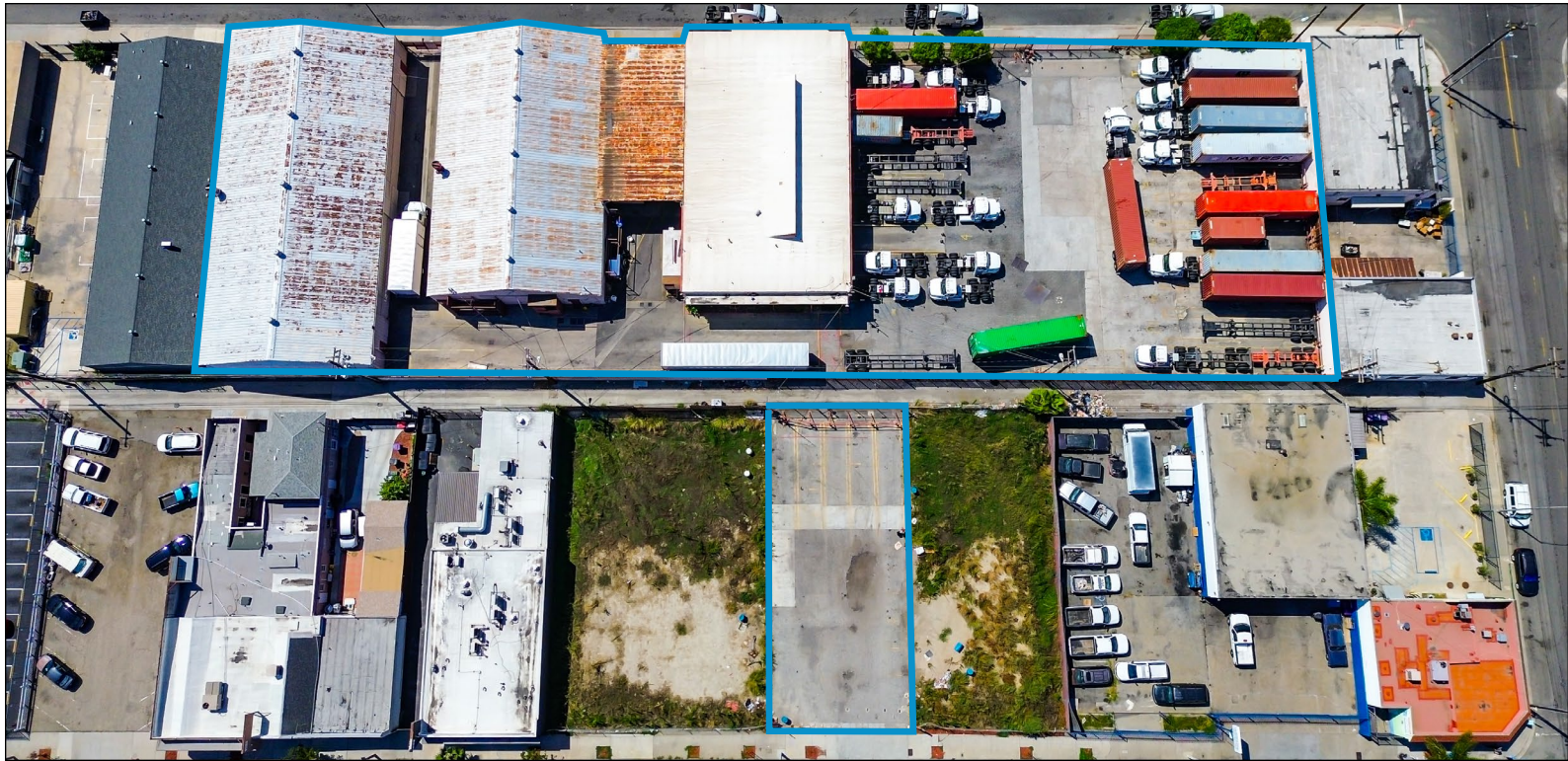
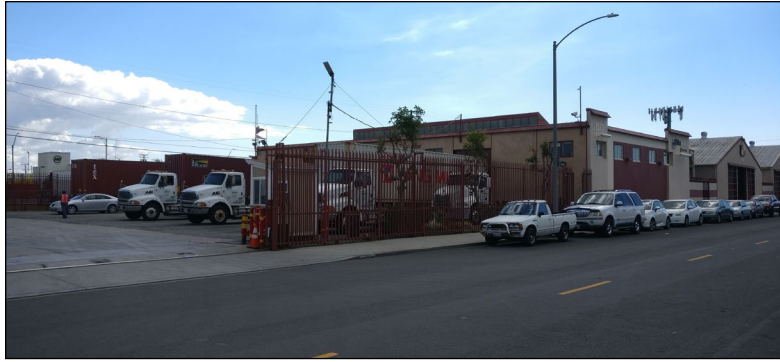
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