

±4,896 SF INDUSTRIAL FOR
SALE/LEASE

2231
LONG BEACH AVE

LOS ANGELES • CA 90011

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NOW AVAILABLE FOR LEASE
MAJOR SALE PRICE REDUCTION

PROPERTY HIGHLIGHTS



Wood Bow Truss Freestanding Comer Building



Well Suited for Owner-User or Investor



Desirable Long Beach Avenue Corridor



HVAC in 2,300+ SF of Office/Warehouse



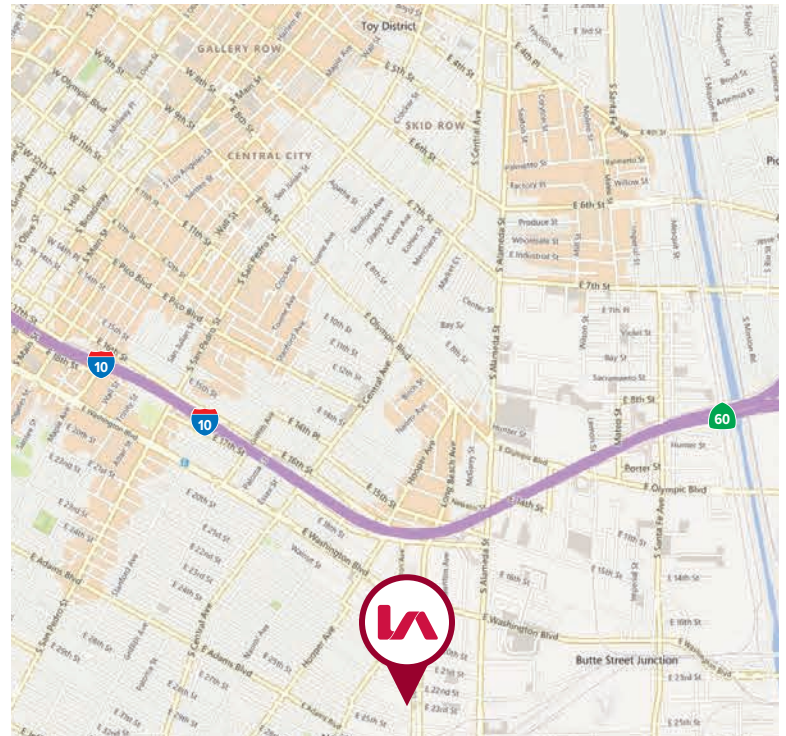
Fully Fenced/Gated Yard/ Parking



Well Maintained/Clean/Functional for Many Uses

SALE PRICE | \$1,650,000 (\$337 PSF)

LEASE RATE | \$1.42 PSF/MO GRS



FOR MORE INFORMATION, PLEASE CONTACT ►

SEHYUNG KIM

Senior Vice President

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213.290.3599

LIC NO 01327276

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Lee & Associates | Downtown Los Angeles 1201 N Main St
CORP ID 02174865 Los Angeles, CA 90012

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PROPERTY AERIAL



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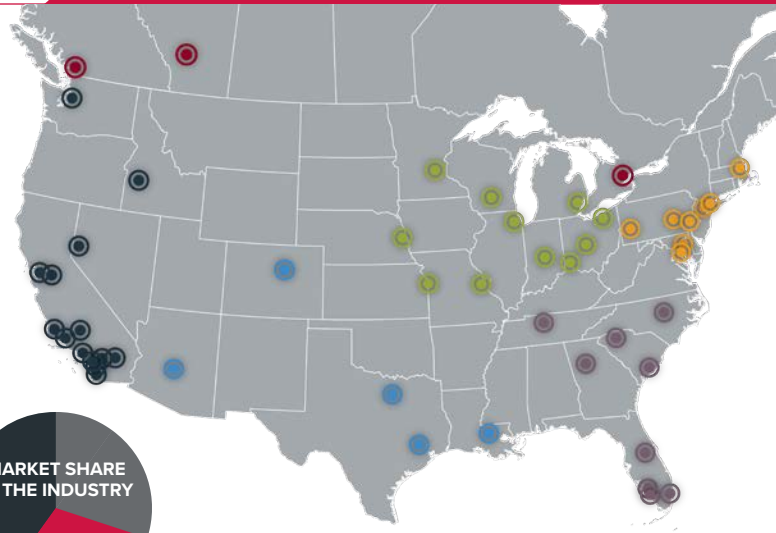
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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



COMMERCIAL REAL ESTATE SERVICES

DOWNTOWN LOS ANGELES



ABOUT LEE & ASSOCIATES

Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.



NATIONWIDE PRESENCE

California
Idaho
Nevada
Washington
Arizona
Colorado
Louisiana
Texas

Indiana
Illinois
Kansas
Ohio
Michigan
Minnesota
Missouri
Nebraska

District Columbia (DC)
Massachusetts
Maryland
New York
New Jersey
Pennsylvania
Florida
Georgia

Tennessee
North Carolina
South Carolina
Canada: Alberta
British Columbia
Ontario

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