

**FOR LEASE**

3920 E GILMAN ST. | LONG BEACH, CA 90815



**CLICK TO VIRTUALLY TOUR** ▶

## PROPERTY HIGHLIGHTS

**±13,010 SF Available for Lease**

**\$1.35 psf NNN + \$0.42 psf Operating Expenses**

- 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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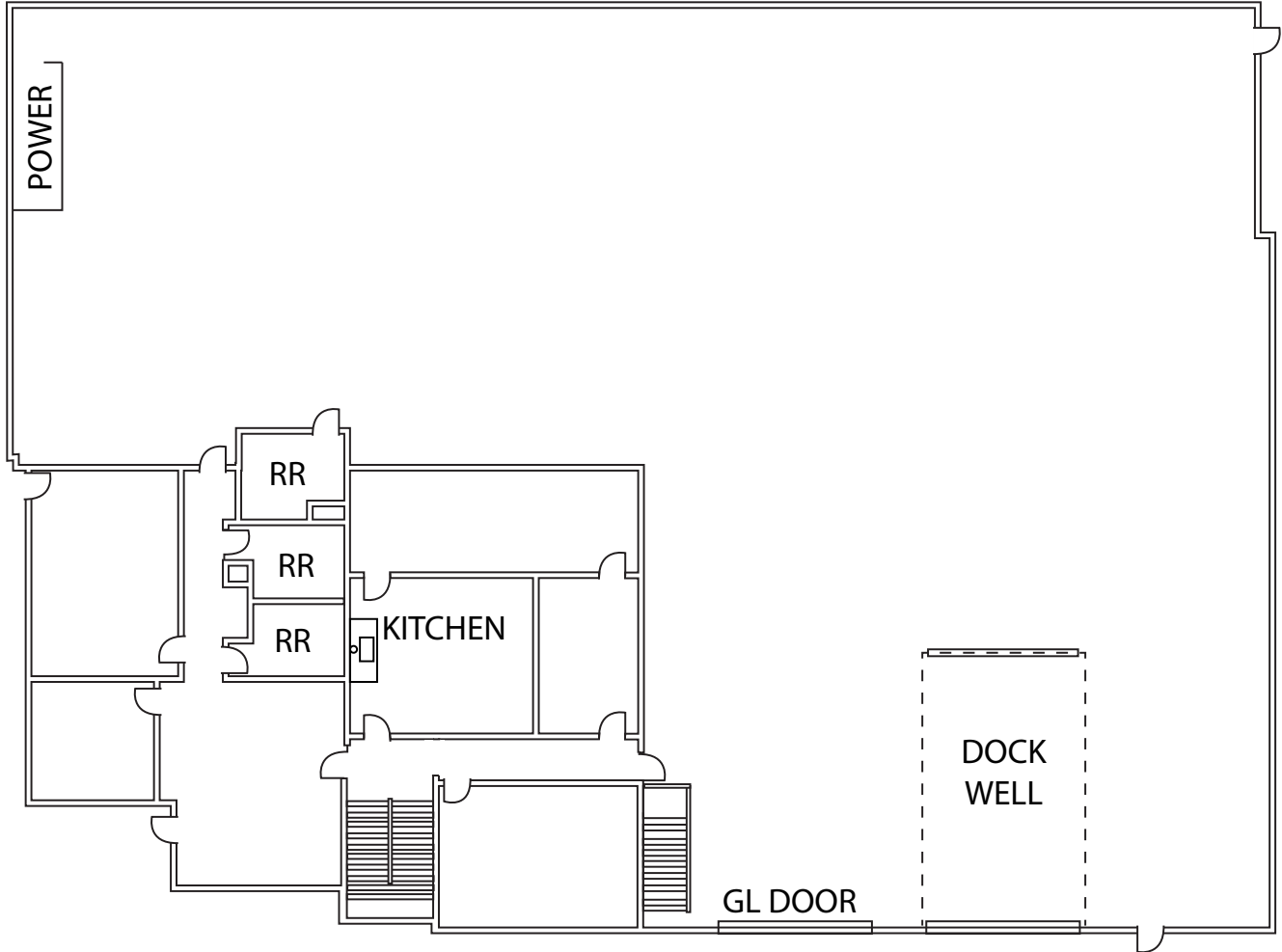
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**1st FLOOR PLAN (NOT DRAWN TO SCALE)**



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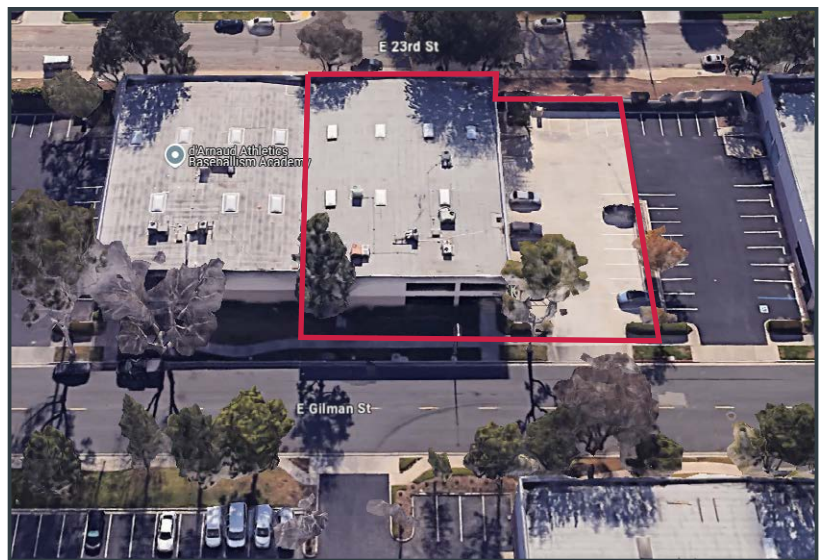
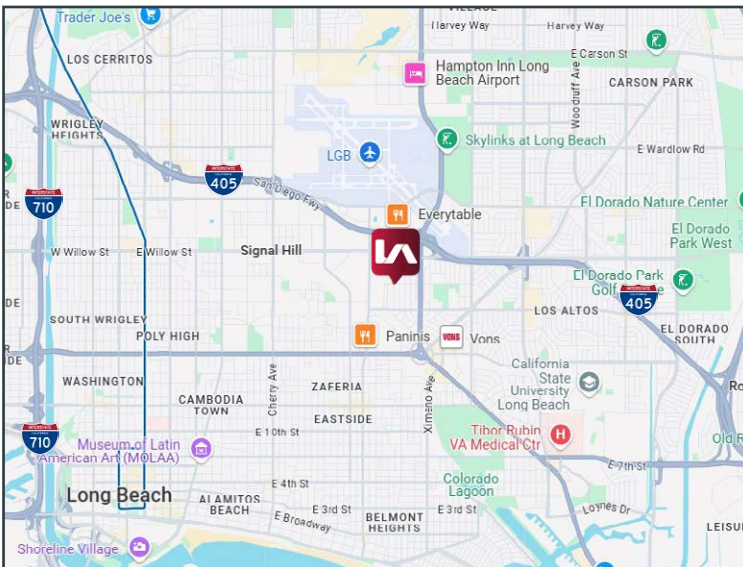
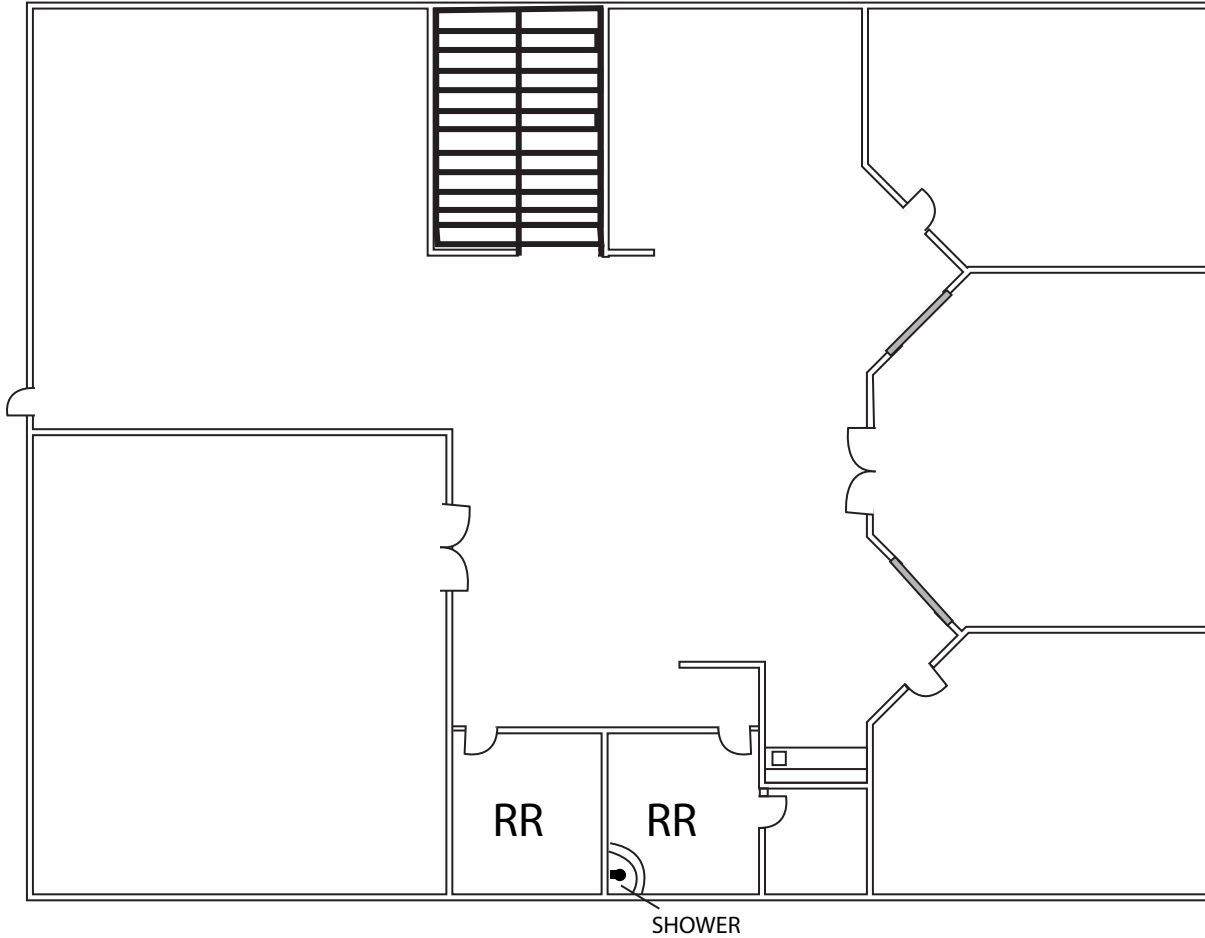
**FOR LEASE**

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**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

**2nd FLOOR PLAN (NOT DRAWN TO SCALE)**



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