

# FOR SALE/ FOR LEASE



3265 E. 59TH ST. | LONG BEACH, CA 90805

## PROPERTY OVERVIEW

Free standing single Tenant Flex building available for sale or lease. The property is located in close proximity to the 605 freeway and just outside the city of Lakewood. Newer insulation has been installed since the Owners purchased the property in 2020 and 4 out of the 5 restrooms have been updated.



## HIGHLIGHTS

- 10,100 SF of warehouse (approximate)
- 3,900 SF of office (approximate)
- Reception, 4 private offices, kitchenette, 5 restrooms and open area
- Yard in the back of the building
- 2 roll up doors (18 Ft clear height)

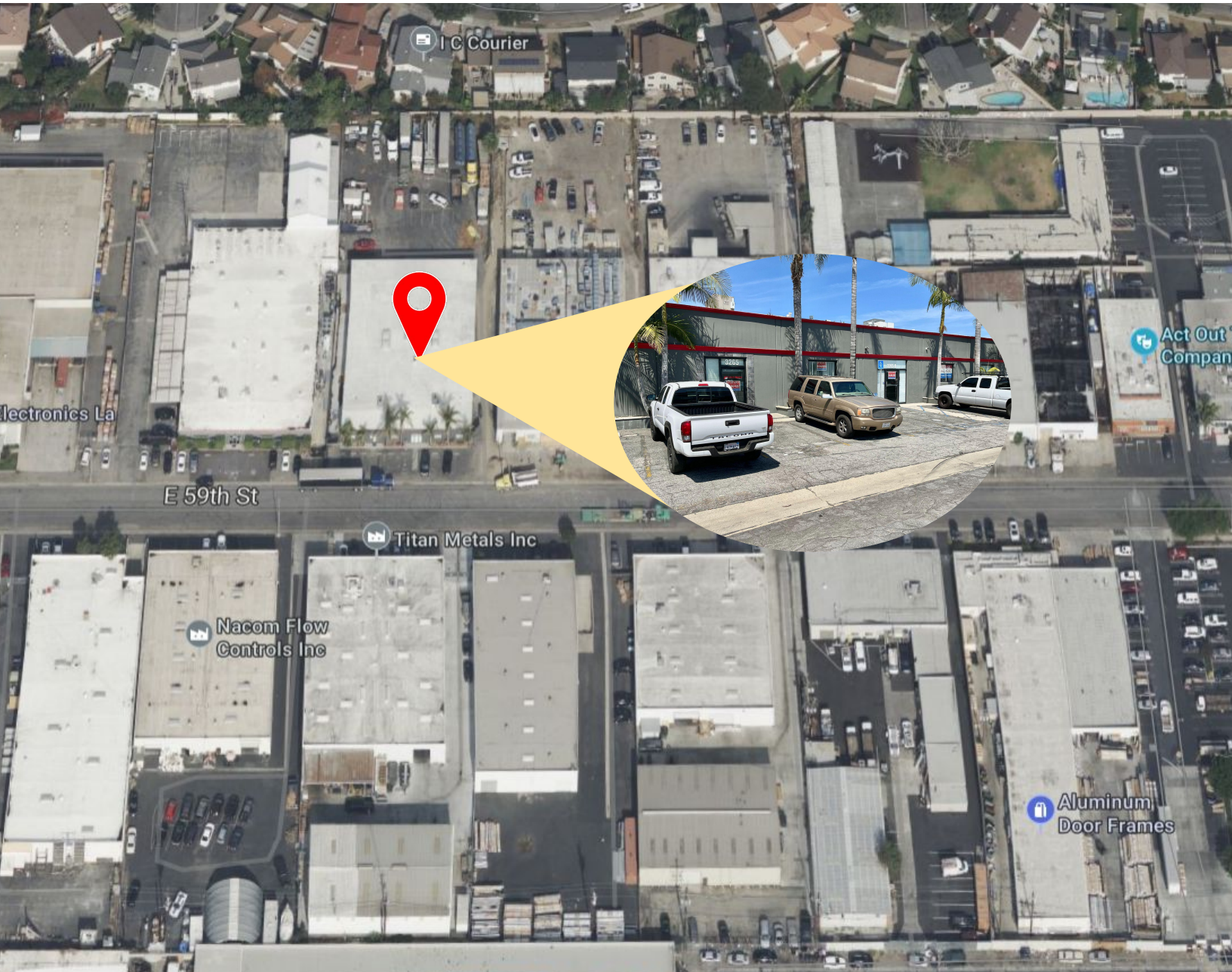
## OFFERING SUMMARY

<b>Asking Price:</b>	\$4,700,000
<b>Lease Rate:</b>	\$2.00 SF/month (MG)
<b>Building Size:</b>	14,000 (approximate)
<b>Lot Size:</b>	36,154 (approximate)

# PROPERTY PHOTOS



# PROPERTY LOCATION



# LOCATION INFORMATION



Long Beach is an attractive coastal city in south L.A. County. It is the second largest city in the county, with over 460,000 residents. The wide variety of neighborhoods appeals to different residential tastes, including a vibrant downtown, dense urban neighborhoods adjacent to the ocean, and picturesque single-family areas that feel more suburban. The population is one of the most diverse in the nation. Being close to the coast, Long Beach has miles of beaches and coastal breezes that keep the city cooler than many other cities further inland in Southern California.

All these wonderful attributes come at a lower cost than almost any other coastal city in Southern California. People here are warm and friendly and are proud of their hometown. Long Beach also offers superior access to Greater Southern California, near the border of Los Angeles and Orange counties, with interstates 110, 405, 605, and 710 traversing the area.

The Port of Long Beach, the second largest port in the nation, is an important driver of the economy and creates tens of thousands of jobs in the city. Many of the goods that come from Asia flow through the port. Healthcare also has a strong presence, with Molina Healthcare and several hospitals in the city. Tourism is another anchor, with the Long Beach Convention & Entertainment Center, numerous hotels, and retail venues, including The Pike Outlets, Shoreline Village, and Second & PCH.



## Exclusively listed by:

### Stephen C. Bello, Inc.

Stephen C. Bello | President

562-843-8282

[stephen@stephenCbello.com](mailto:stephen@stephenCbello.com)

DRE Lic # 01949279

### Skarbo Real Estate, Inc.

Ress Skarbo | President

562-260-0959

[ress@ressskarbo.com](mailto:ress@ressskarbo.com)

DRE Lic # 02241690



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