



FOR SALE

2,760 Sq. Ft. FREESTANDING INDUSTRIAL BUILDING

For more information, please contact:



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1496 Harbor Avenue
Long Beach, California 90813

Opportunity Overview

NAI Capital Presents a Rare Opportunity to Own a +/-2,760 Sq/Ft Industrial Building Located Within the City of Long Beach Cannabis Corridor. Perfect for an Owner / User whose business requires a highly secured property, this very unique asset features reinforced metal plated doorways, as well as a new custom metal plated gate that provides an additional layer of protection for the roll up door. In addition, the asset includes new security cameras throughout, new exterior stucco, and white elastomeric paint coating on the roof. Suitable for Industrial and Cannabis Businesses, the asset is heavy power ready and is available for immediate use. Asset is located in close proximity to the Ports and the 710 Freeway and is zoned for General Industrial (IG): Heavy Industrial & Manufacturing Uses, and Cannabis Approved Zone (LBIG) for Cultivation, Manufacturing and Distribution.

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Property Highlights

- 850 SF of Offices (Verify)
 - Large Open Bay/Kitchen
 - Three Offices
 - Shower
- Entire Building Has:
 - Finished Ceiling with New Lighting
 - Tile Floors
 - Insulated Exterior Walls & Ceiling
 - High Security Doors & Windows
 - Alarm/Camera System
 - New Exterior Stucco & Elastomeric Paint
 - Elastomeric Roof Coating
- One 12'x12' Motorized Ground Level Truck Door (With Exterior Security Doors)
- 12' Clear Height
- Secured Yard Area
- 400 Amps, 240 Volts (Verify)
- Multiple Floor Drains in Offices & Warehouse
- 3D Tour: <https://my.matterport.com/show/?m=jwZTsgYraQn>
- Two Miles from Port of Long Beach
- Corner Location
- APN 7432-020-007
- Available Now
- **Call to Show**



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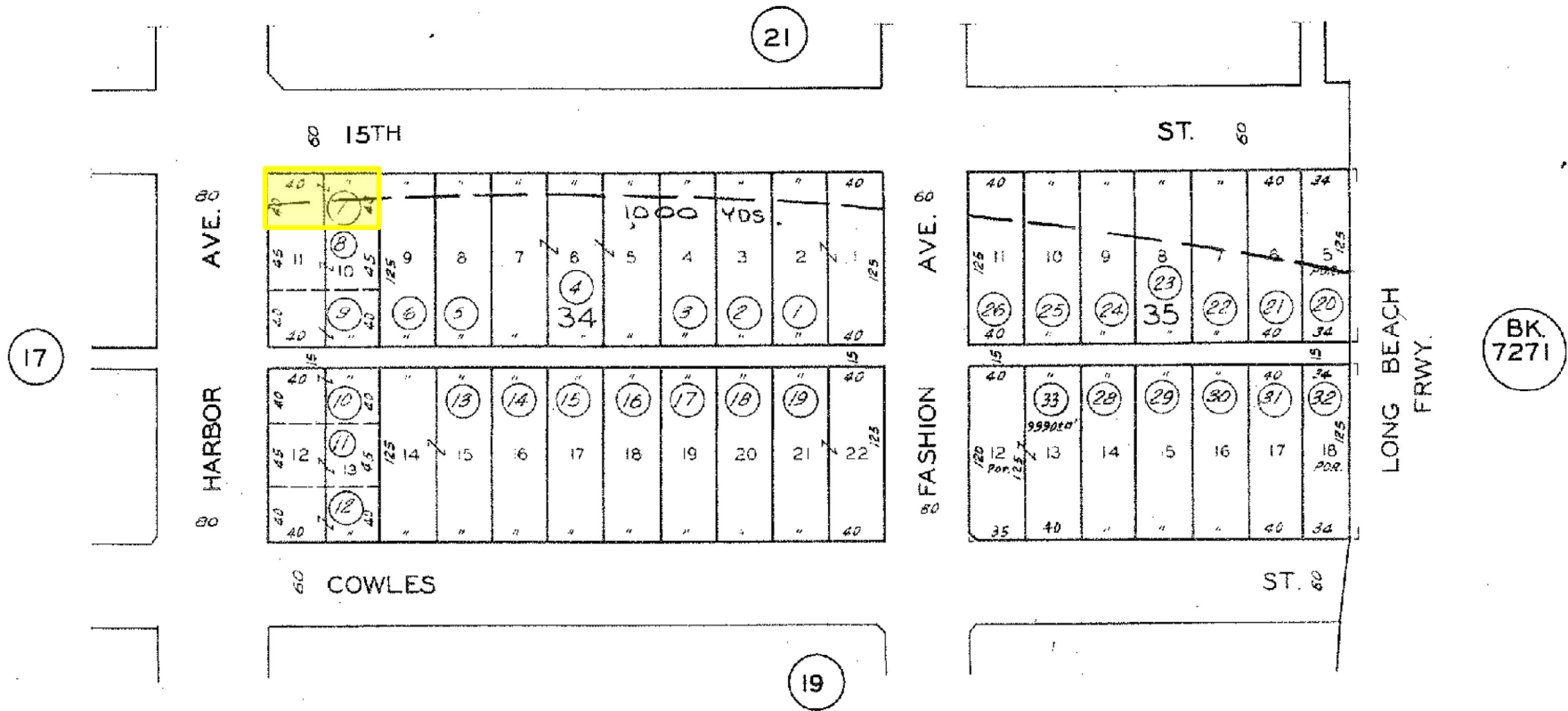
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APN Map



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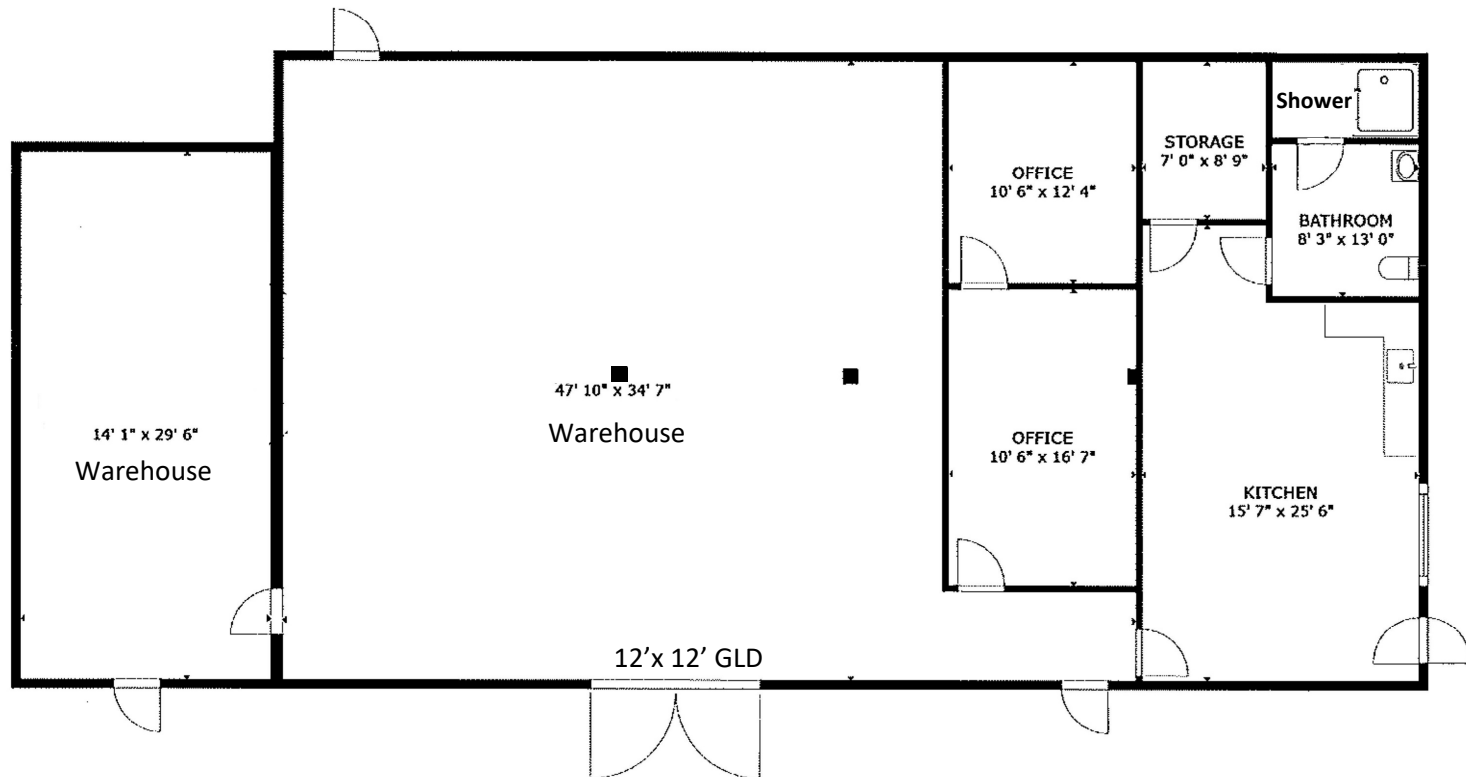
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Floor Plan



FLOOR PLAN



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Exterior Property
Photos



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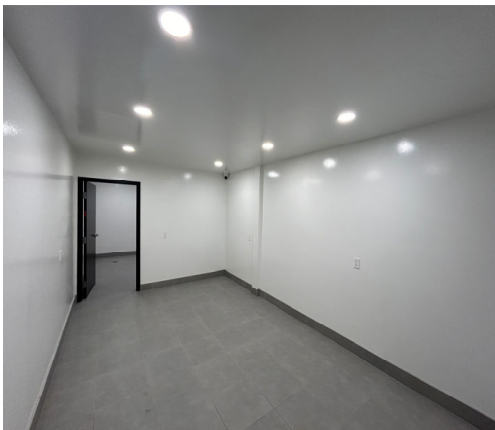
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