



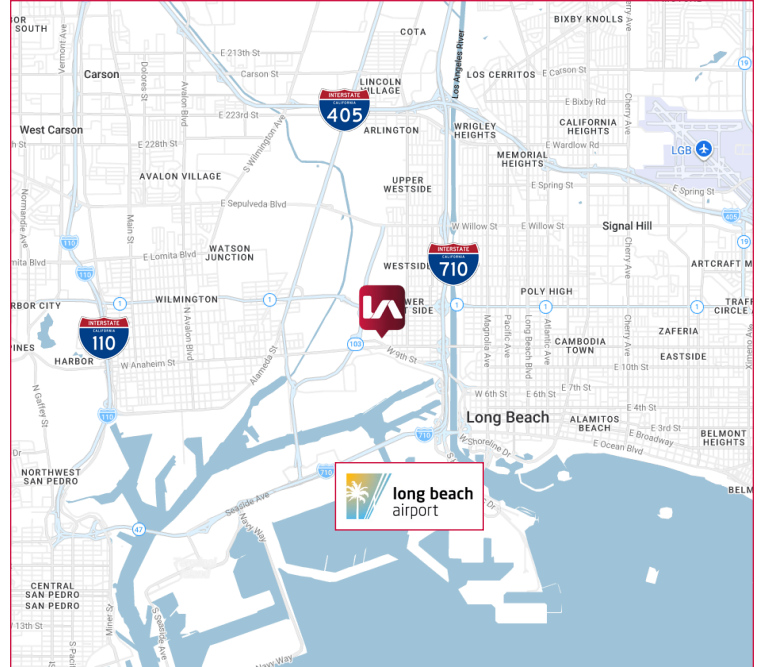
LONG BEACH SUBMARKET INDUSTRIAL YARD OPPORTUNITY

2150-2160 COWLES STREET | LONG BEACH, CA 90813

PROPERTY HIGHLIGHTS

Building Size: ±2,896 SF
Lot Size: ±9,855 SF
Asking Rate: \$0.54 / Land SF GROSS
Term: 3-5 years
Zoning: IG

- Strategically located with excellent access to the Ports of Los Angeles and Long Beach
- Fully fenced and paved secure yard
- Well-suited for truck service operations and fleet maintenance
- Existing drive-in door (7' w × 8' h) provides access to indoor workspace and storage
- Construction-related uses, contractor yards and equipment storage
- Low building coverage offers maximum flexibility for outdoor-intensive users



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

RON MGRUBLIAN MBA
 Principal | DRE Lic 01902882
 rmgrublian@leelalb.com
 562.354.2537

CONNECT WITH US ON OUR SOCIALS!



LEE & ASSOCIATES
LOS ANGELES - LONG BEACH INC.
 DRE LIC 01069854
 5000 E Spring St, Suite 600,
 Long Beach, CA 90815



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

RON MGRUBLIAN MBA
Principal | DRE Lic 01902882
rmgrublian@leelalb.com
562.354.2537

CONNECT WITH US ON OUR SOCIALS!

 www.lee-associates.com  [@leeassociateslab](https://www.facebook.com/leeassociateslab)
 [@leeassociateslab](https://www.instagram.com/leeassociateslab)  [@LeeAssociatesLA](https://twitter.com/leeassociateslab)

LEE & ASSOCIATES
LOS ANGELES - LONG BEACH INC.
DRE LIC 01069854
5000 E Spring St, Suite 600,
Long Beach, CA 90815