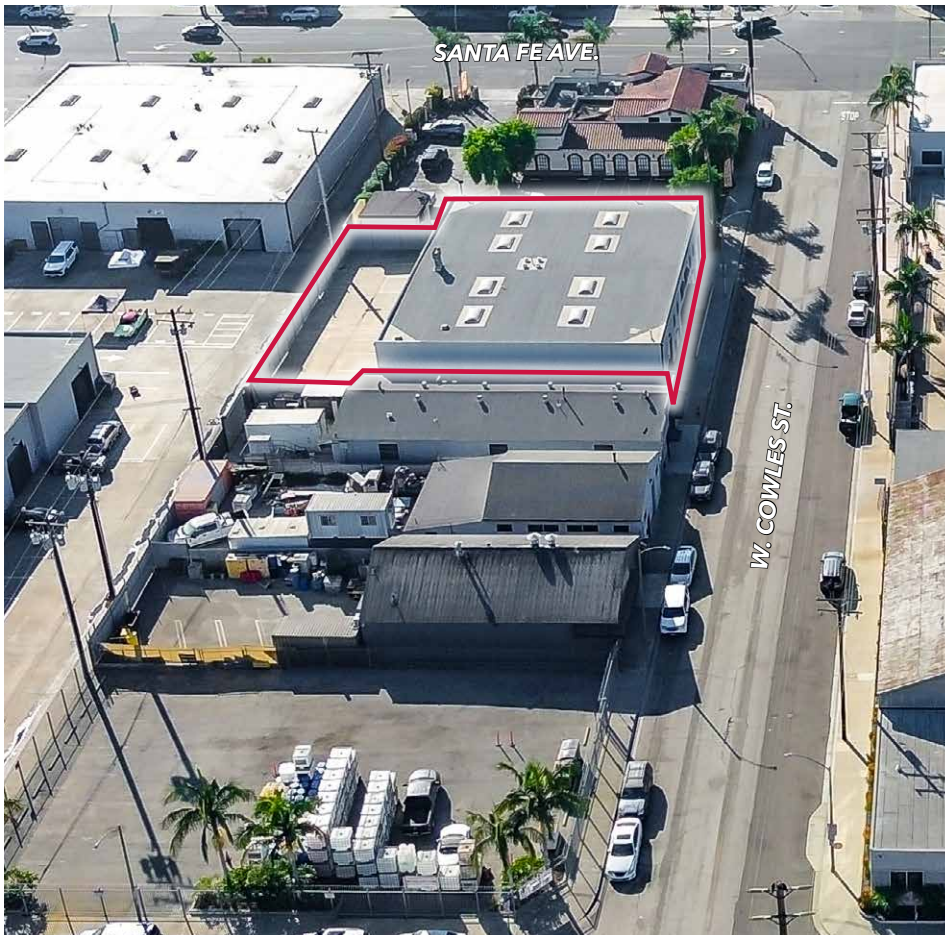


**1638-1646 W. COWLES STREET**  
**LONG BEACH, CA 90813**  
**MULTI TENANT INDUSTRIAL BUILDING *FOR SALE***  
**WITH CONCRETE YARD IN REAR**





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**VIDEO TOUR** ▶

## Property Overview

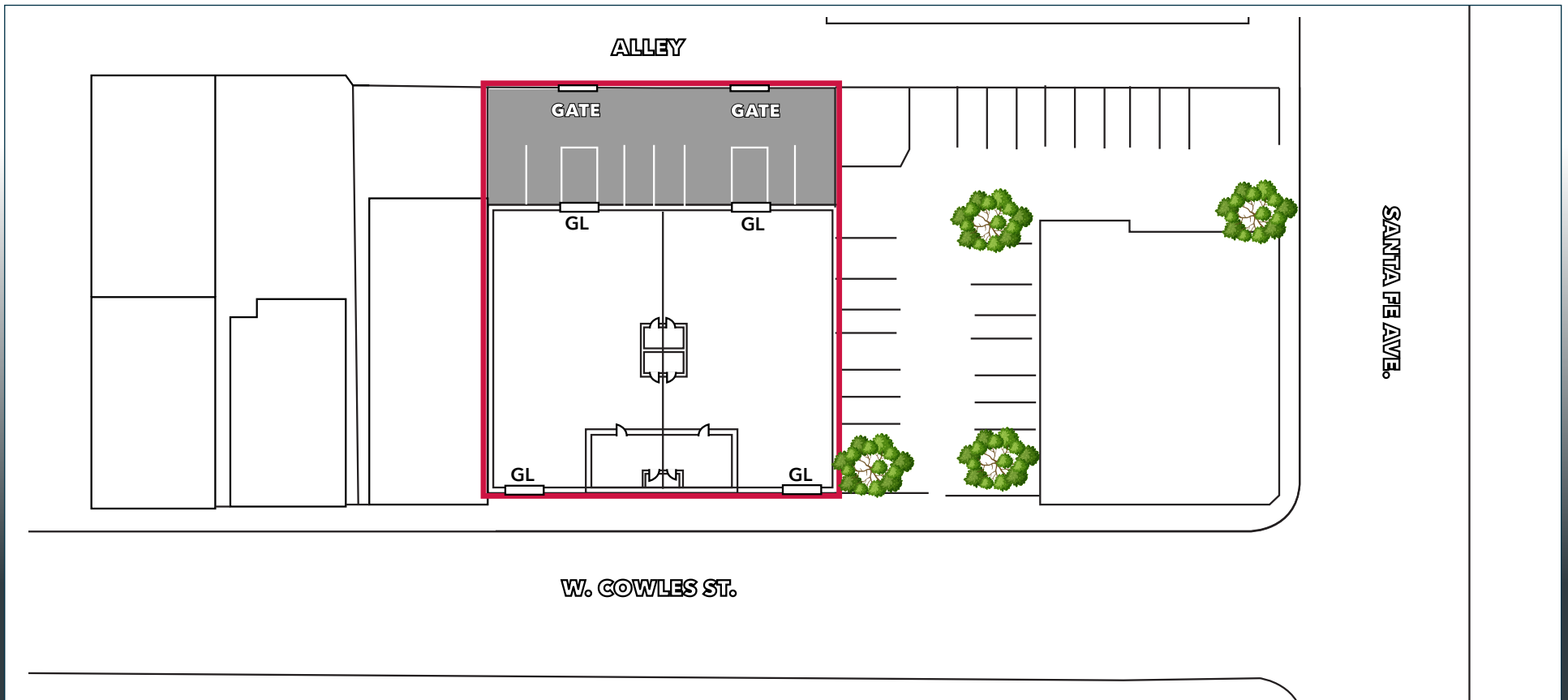
**Address** 1638 -1646 W. Cowles St.  
Long Beach, CA 90813

**Available** ±8,000 SF Building  
on ±12,457 SF Land

**Price** \$2,450,000 (± \$306/SF)

- +/- 700 SF office
- 17' Clear Height
- 2 Electric Meters: 200 + 100 Amp, 3 Phase, 240 V
- 4 Ground Level Doors with Drive Through Access
- Built 1985
- +/- 700 SF Bonus Mezzanine

## FLOOR PLAN (Not Drawn to Scale)



## Property Highlights

- 2 Unit Multi Tenant Industrial Building for Sale
- Fenced and Private Concrete Yard
- Port Adjacent
- Delivered Vacant at the Close of Escrow
- Move into Half and Rent the Other Half Out for Income
- Market Lease Rates \$1.30 - \$1.50 psf



W. 14TH ST

SANTA FE AVE.

W. COWLES ST.





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