

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





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Property Overview

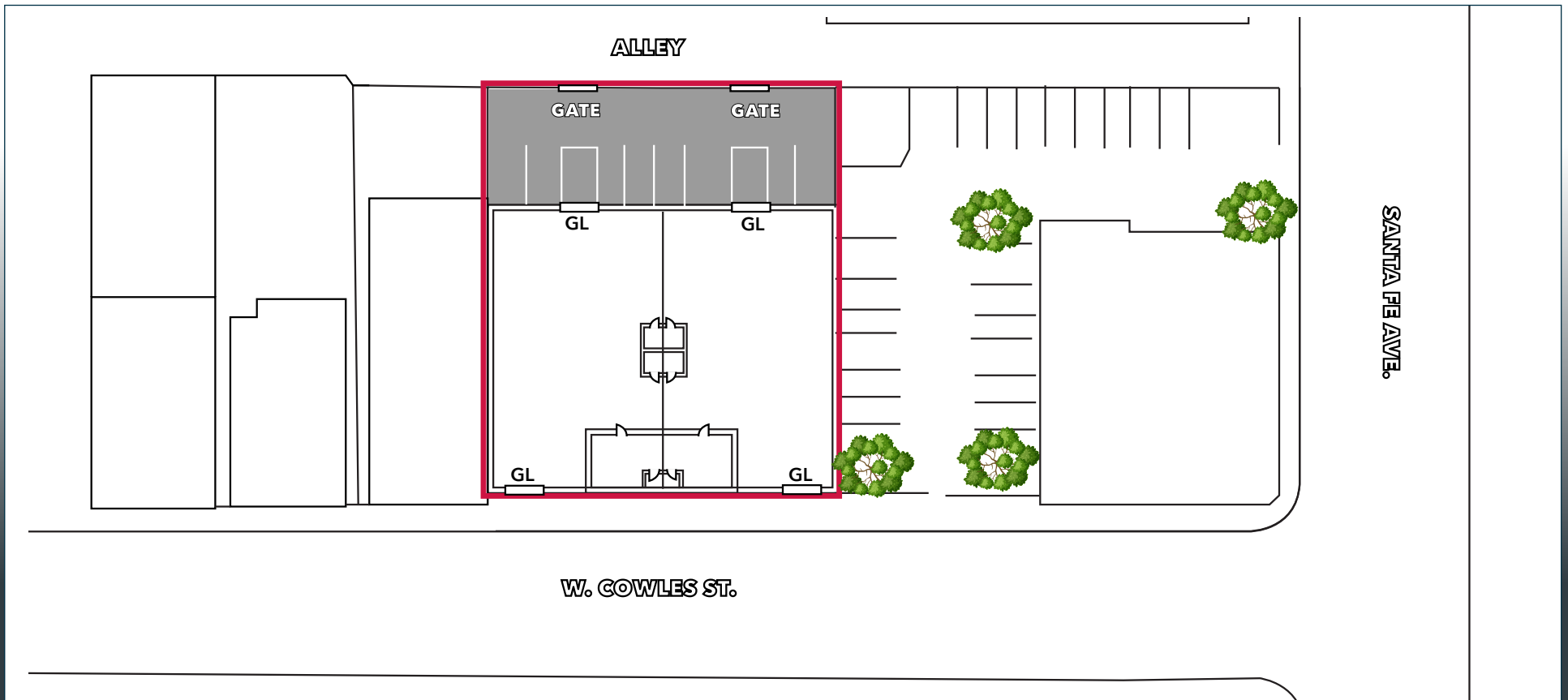
Address 1638 -1646 W. Cowles St.
Long Beach, CA 90813

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.



1646 COWLES ST.



1646 COWLES ST.



1638 COWLES ST.



1638 COWLES ST.



CANAL AVE.

W. ANAHEIM ST.

SANTA FE AVE.

W. 14TH ST.

W. COWLES ST.

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