





BEST IN CLASS YARD FOR SALE / LEASE - WHOLE PROPERTY

AVAILABLE:	±78,125 SF Land for Lease (±1.79 Acres)
PRICING:	<ul style="list-style-type: none"> Sale Price: Submit Best Offer Lease Rate: \$0.70 per Land SF NNN + \$0.096 per Land SF OPEX (\$62,188 / mo. Total)
INCLUDES 3 BUILDINGS:	<ul style="list-style-type: none"> 1450 Santa Fe (±8,184 SF) 1461 Canal Ave (±10,075 SF) 1632 W 15th ST (±3,500 SF)



PROPERTY SPLIT SOUTH OF THE ALLEY

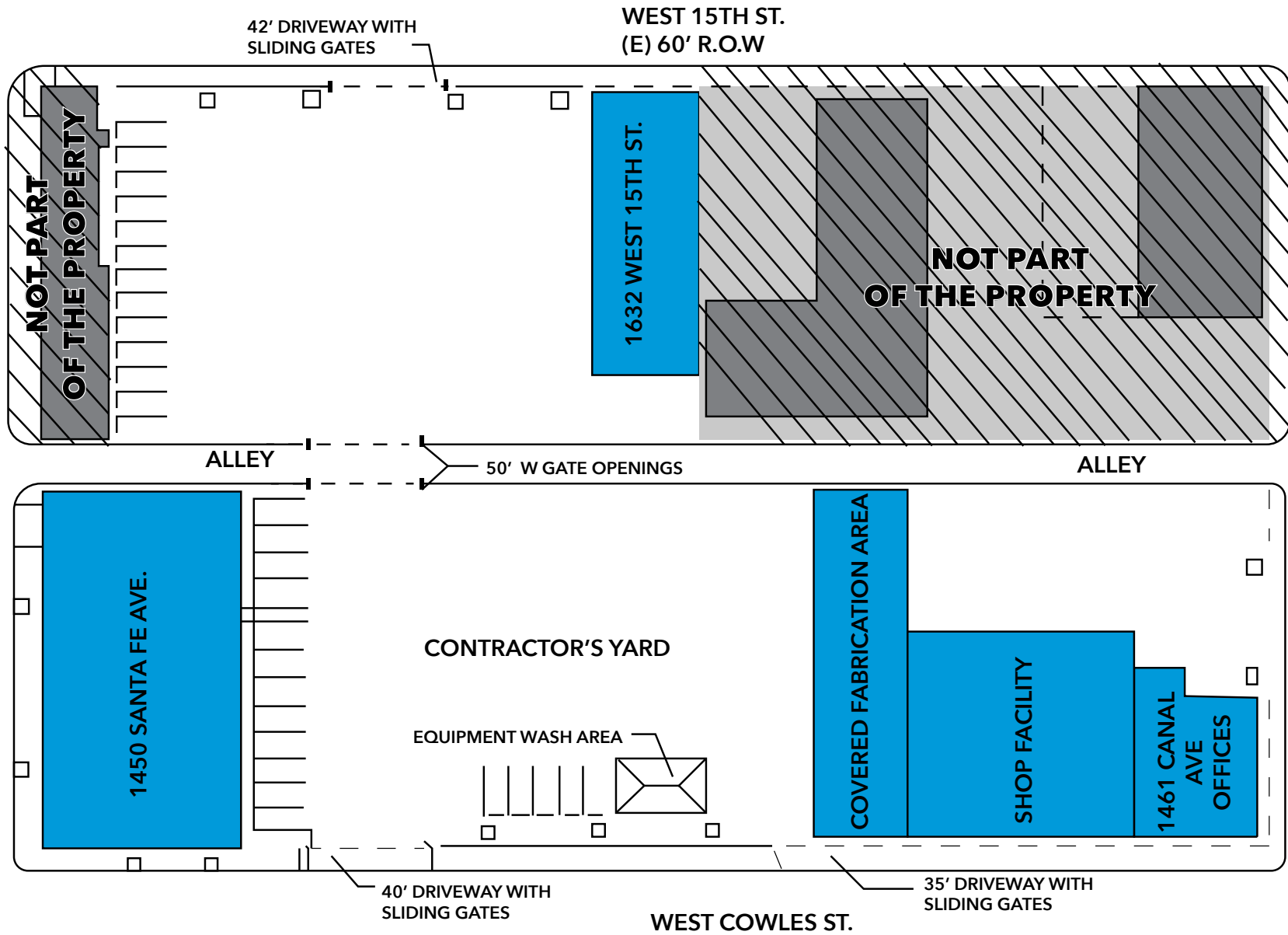
AVAILABLE:	±18,259 SF Buildings on 52,500 SF of land (±1.21 Acres)
PRICING: (Will divide and sell South of the Alley Separately)	<ul style="list-style-type: none"> • Sale Price: Submit Best Offer • Lease Rate: \$0.75 per Land SF NNN + \$0.096 per Land SF OPEX (\$44,415 / mo. Total)
INCLUDES 2 BUILDINGS:	<ul style="list-style-type: none"> • 1450 Santa Fe Ave (±8,184 SF Building) • 1461 Canal Ave (±10,075 SF Building)



PROPERTY SPLIT NORTH OF THE ALLEY

AVAILABLE:	±3,500 SF Building on ±25,625 SF of land (±0.59 Acres)
PRICING: (Must be bought with property South of the Alley)	<ul style="list-style-type: none"> • Sale Price: Submit Best Offer • Lease Rate: \$0.75 per Land SF NNN + \$0.096 per Land SF OPEX (\$16,969.00 / mo. Total) • Flexible Term: 6 Months - 5 Years
INCLUDES 1 BUILDING:	<ul style="list-style-type: none"> • 1632 W 15th St (± 3,500 SF Building)

FLOOR PLAN (Not Drawn to Scale)

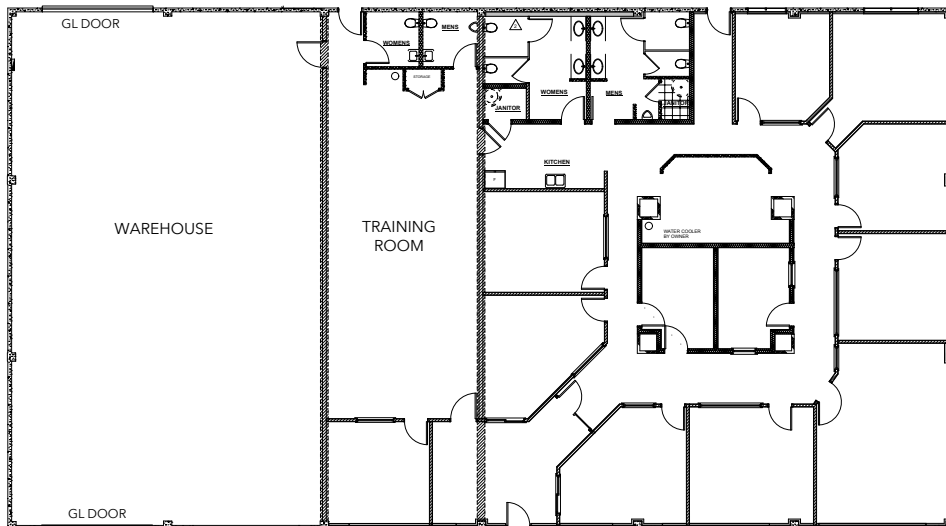


HEADQUARTER BUILDING PROFILE

1450 SANTA FE AVE.

- ±8,184 SF Building
- Headquarter Style Offices with Glass Atrium
- 400 AMP Power, 240 V, 3 Phase Power
- 2 GL doors (14'6"w x 13' h)
- 14' Min Warehouse Clear
- Office SF: 5,362 SF
- Warehouse SF: 2,822 SF
- Concrete Tilt Up Construction

CLICK FOR VIRTUAL TOUR

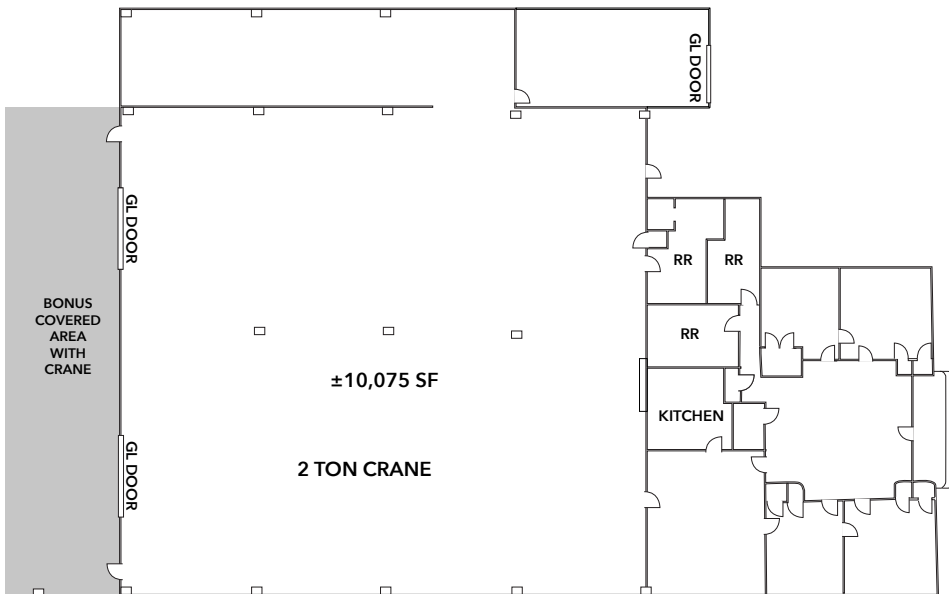


SHOP BUILDING PROFILE

1461 CANAL AVE.

- $\pm 10,075$ SF Shop Building
- $\pm 3,600$ SF additional Overhang / Fabrication Area
- 2 Ton Overhead Bridge Crane
- $\pm 2,330$ SF office
- 3 GL doors (2: 11'11" w x 14' H)
- 17'10" minimum clear - 25' at peak
- Metal Construction
- Electrical Service 1: 400 AMP, 240 V, 3 Phase
- Electrical Service 2: 200 Amp, 240 V, Single Phase

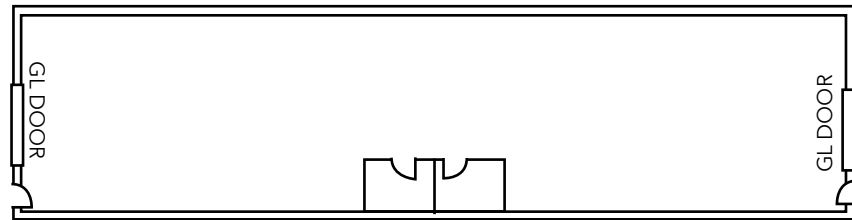
This structure leased AS IS SF IS APPROXIMATE



STORAGE BUILDING PROFILE 1632 WEST. 15TH ST.

- ±3,500 SF Warehouse / Shop
- 2 GL Doors (10'x11')
- 11' Min Clear to grid
- Roof at 15' Clear
- 2 Restrooms
- Electrical Service 1: 400 Amp, 240 V, 3 Phase
- Electrical Service 2: 200 Amp, 240 V, Single phase

CLICK FOR VIRTUAL TOUR





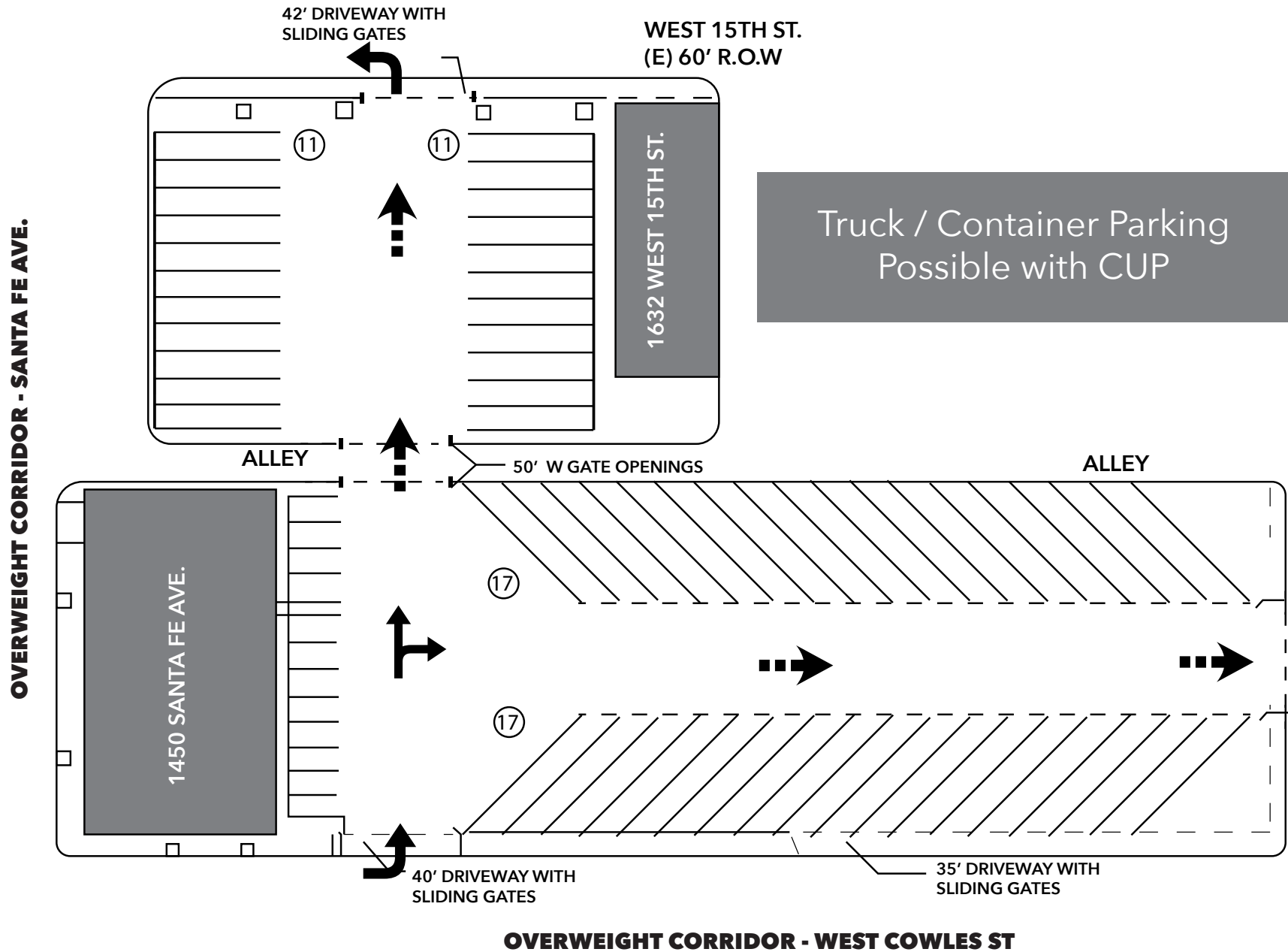
YARD / OUTSIDE STORAGE PROFILE

Yard Features:

- Overweight Corridor (Santa Fe & Cowles)
- Fully Lit Yard
- All Concrete Yard (15th Street yard is Heavy Duty 12" concrete) (Cowles 6" - 8")
- 40' & 50" Wide Access Gates w/ Drive Through access
- Equipment Wash Rack with Self Contained Circulating 500 Gallon Above Ground Clarifier
- Electrical Service: 200 AMP, 240V, Single Phase
- Power Connections Throughout Yard
- Air Compressor + Connections throughout yard
- 1461 Canal (shop building) can be demolished for larger yard
- Truck and Container Parking possible with CUP
- Adjacent to Long Beach Port
- Easy 710 Freeway Access



POTENTIAL CONTAINER PARKING PLAN
56 CONTAINER PARKING ESTIMATED



LONG BEACH



1461 CANAL AVE.
±10,075 SF
SHOP. OFFICE

±3,600 SF
OVERHANG

YARD

1450 SANTA FE
±8,184 SF
OFFICE //
WAREHOUSE

1632 W 15th ST
±3,500 SF
WAREHOUSE

YARD

W. 15TH ST

SANTA FE AVE. / OVERWEIGHT CORRIDOR