



# Flex Warehouse For Lease

## 1,728 Sq Ft

### Available Now:

- 1,728 sf warehouse
- Private office (100 sf.)
- Private restroom
- 18 ft interior clear height\*
- Skylight
- Tall 14' roll up drive-in door
- Spacious parking lot with ample parking that can take deliveries of large trailers
- Located near Long Beach Airport and the Long Beach shipping port.
- Centrally and conveniently located near the 405, 605 and 710 freeways
- 24 hour access to tenants
- Property is well maintained
- Located in the Business Friendly and the Secure Community of Signal Hill



\$1.80 psf

\$.05 CAM, 3-5 year term negotiable

\$3,196.80 mo

Trash included. Water, electricity, and internet paid by tenant

\* Square footage is an approximation.

\* Electrical/Power is not guaranteed. It is the tenant's responsibility to verify power with a licensed electrician prior to lease signing.

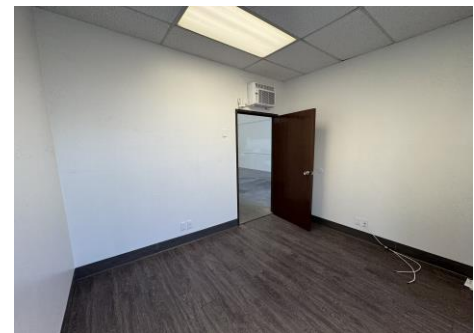
For All of your Commercial Real Estate Brokerage Needs

This information contained herein was obtained from third parties and has not been independently verified By real estate brokers. Buyers and tenants should have experts of their choice inspect the property and verify all information. Real Estate Brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soil drainage or other such matters.



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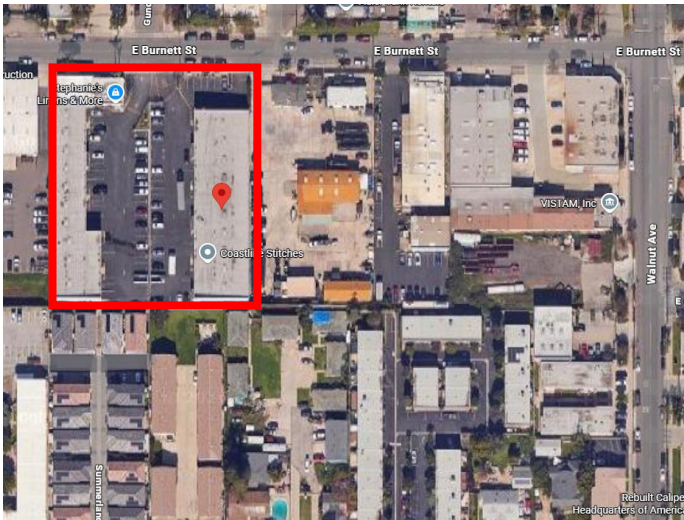
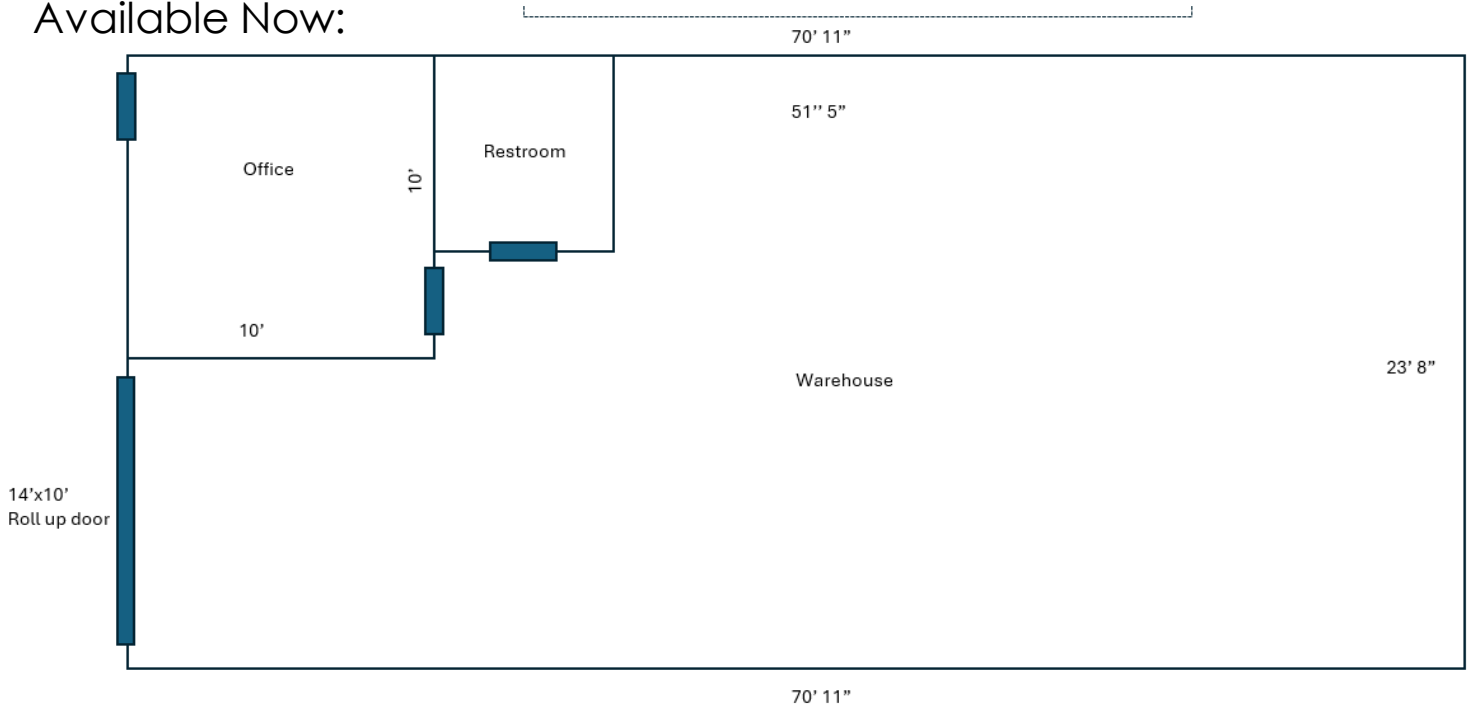
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**Jerry Ristrom**

Senior Associate

C: (310) 953-1951

JerryRistrom@CXIrealty.com

DRE Lic. # 01989222



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