

**28,500 SF
Industrial**

745 W. 17th Street, Long Beach, CA 90813



FOR SALE AND LEASE

Property Highlights

- Excellent Port Location
- Dock High and Ground Level Loading
- Fenced and Secured Yard
- Great Distribution or Manufacturing Building
- Seller Carry Possible

Asking Price: \$11,000,000

Asking Rate: \$44,500 (\$1.56 PSF) per month, gross

Property Features

Building Area:..... 28,500 SF
Land Area:..... 63,573 SF
Office Area:..... 4,000 SF
Loading:..... 2 DH / 3 GL
Clearance:..... 14'
Year Built:..... 1963
Power:..... 2,500 Amps 480 Volts / 3 Phase
Zoning:..... LBIG

Voit

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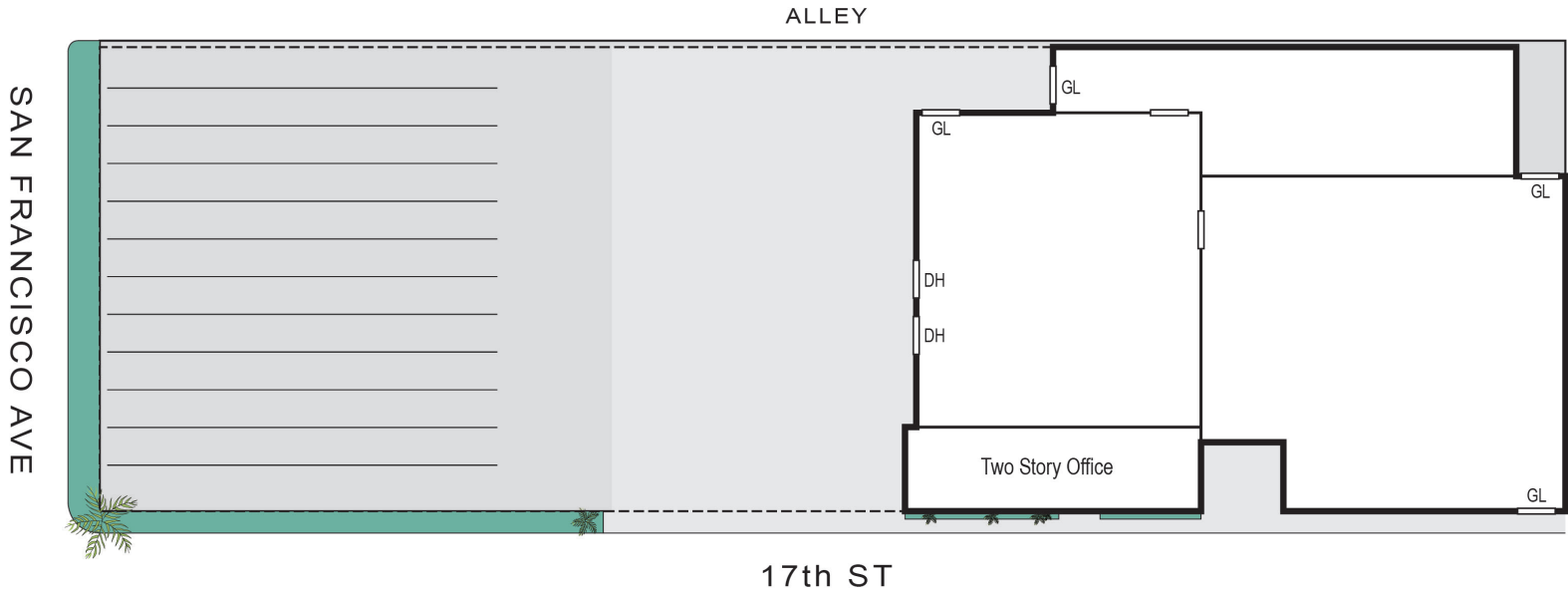
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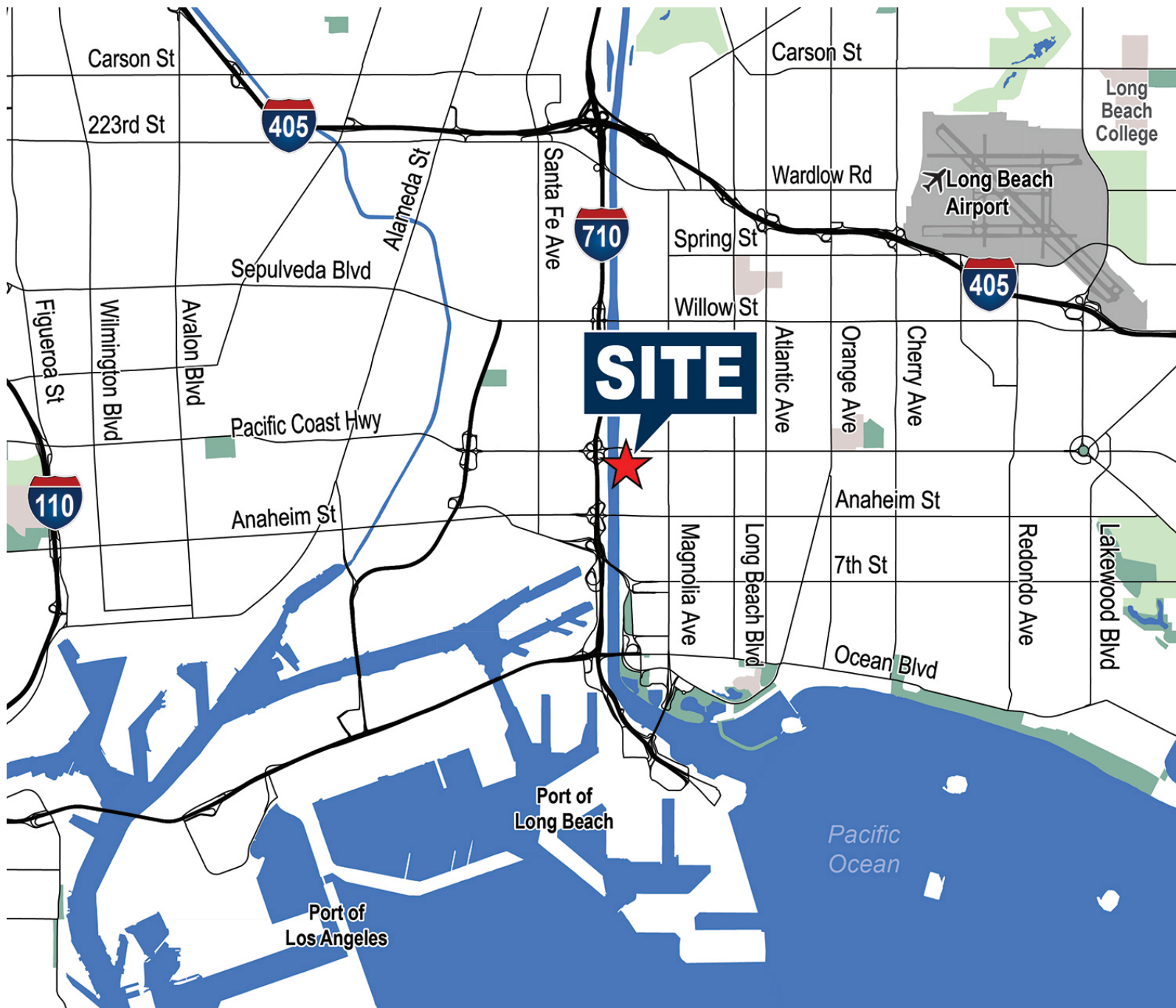
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