

Available Acres 0.48

Land For Lease

Available SF 20,795



**Address:** 1600 W Anaheim St, Long Beach, CA 90813

**Cross Streets:** Canal Ave/W Anaheim St

Prime Corner Street Frontage  
 Pylon Signage / Fully Fenced  
 Two Ingress/Egress Points  
 Close Proximity to LA/LB Ports and 710 Freeway  
 ±6,450 SF Service Bay w/30' CI Ht & ±2,478 SF Warehouse

<b>Lease Rate/Mo:</b>	Negotiable	<b>Available Acres:</b>	0.48 Ac	<b>Gas:</b>		<b>Specific Use:</b>	Industrial
<b>Lease Rate/SF:</b>	TBD	<b>Available SF:</b>	20,795 SF	<b>Water:</b>	Yes	<b>Zoning:</b>	IP
<b>Lease Type:</b>	Gross	<b>Building SF:</b>	8,928 SF	<b>Sewer:</b>		<b>Rail Service:</b>	No
<b>Lease Terms:</b>	Acceptable to Owner	<b>Yard:</b>	Yes	<b>Electric:</b>	Yes	<b>Market Area:</b>	Long Beach/Harbor Cities
<b>Sale Price/SF:</b>	NFS			<b>Fiber:</b>		<b>APN:</b>	7436002011,7436002012
<b>Sale Price:</b>	NFS						

**Listing Company:** Daum Commercial

**Agents:** [Jack Stone 310-538-6722](#), [Michael Chase 949-341-4513](#), [Krishna Shegran 949-341-4512](#), [Anthony Bergeman, SIOR 949-341-4511](#)

**Listing #:** 6661de7944152d546c35e65e

**Listing Date:** 06/06/2024

**FTCF:** CB000N00S000/A0AA

**Notes:** Flexible layout. Lease rate TBD. Power, water, and restroom available. Tenant to verify stacking containers and/or chassis.





## AVAILABLE | LOCATED IN HEAVY CONTAINER CORRIDOR

### PROPERTY FEATURES

- ±8,928 SF of Building Structures
  - ±6,450 SF Service Bay with 30' Clear Height
  - ±2,478 SF Warehouse
- ±20,795 SF Lot
- Three (3) Ground Level Doors
- IP Zoning
- Located in Heavy Container Corridor
- Prime Corner Street Frontage
- Pylon Signage
- Tenant to Verify Stacking Containers and or Chassis
- Fully Fenced
- Two Ingress/Egress Points
- Close Proximity to LA/LB Ports and 710 Freeway
- APN: 7436-002-011, 7436-002-012

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