

1345 COTA AVENUE

Long Beach, CA 90813

For Sale or Lease



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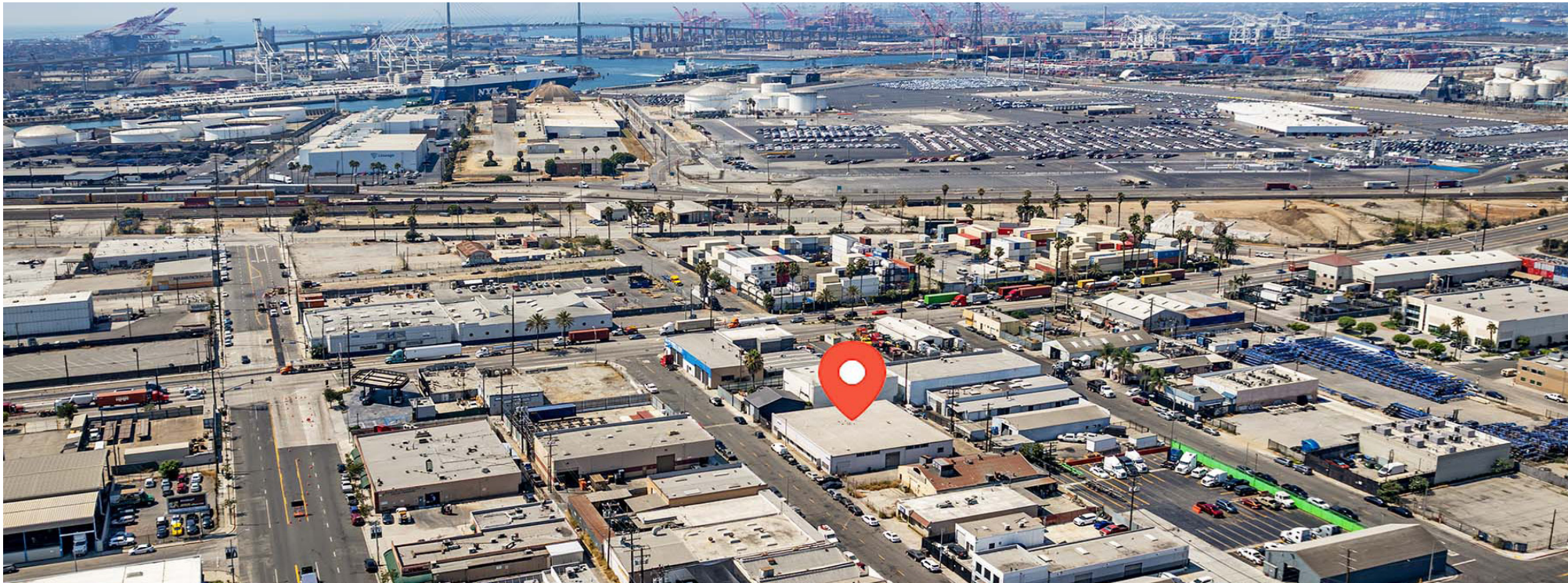
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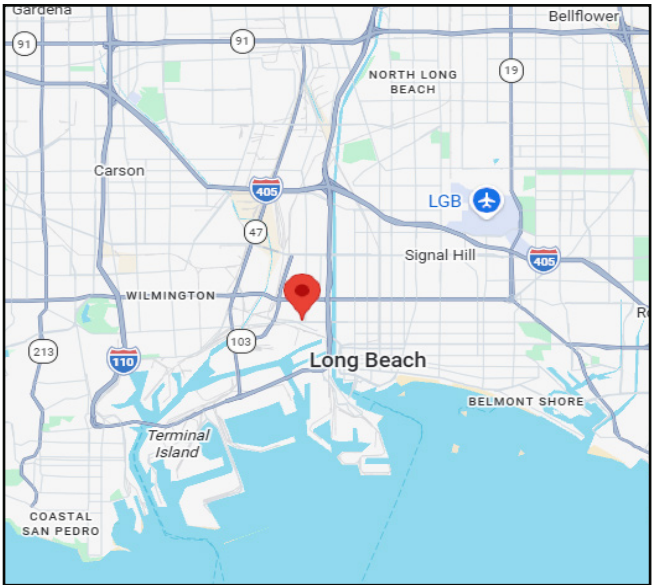
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PROPERTY HIGHLIGHTS

Sale Price	\$2,800,000 (\$280 PSF)
Rate	\$1.15 PSF IG
Building Size	± 10,000 SF Bldg
Lot Size	± 17,615 SF Lot
GL Doors	2 Total
Zoning	SHM1
Power	240V 400 A 3Φ



Prime Industrial Hub



**Port Adjacent with Quick
Access to 405 & 710 Freeways**



Fenced & Secured



**Can potentially be divided into
± 4,000 SF & ± 6,000 SF Units**



Tenant to Verify Power

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COLDWELL BANKER COMMERCIAL **BLAIR**





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This information was deemed reliable but is also not guaranteed.