

FOR LEASE



Downtown Long Beach

Port of Long Beach

BUILDING FEATURES

- ♦ Building: ± 10,315 SF
- ♦ Lot: ± 9,821 SF (± 0.23 Acres)
- ♦ Offices: ± 2,150 SF (± 1,099 Mezzanine Offices ± 1,051 SF) (5 Offices Total)
- ♦ Kitchen and Shower
- ♦ Plus Bonus Mezzanine: ± 124 SF
- ♦ Restrooms: 3
- ♦ Clearance: ± 16
- ♦ Loading: 1 Ground Level (± 12'7" wide)
- ♦ Power: ± 400 Amps 120-240 Volts 3 Wire (Tenant to Verify)
- ♦ Special Features: Heavy Power, Gas may be possible
- ♦ Zoning: LBIG*
- ♦ APN: 7429-019-010

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