



# 1617 San Francisco Ave

LONG BEACH, CA 90813

## FOR LEASE



## Brand New 45,943 SF Class A Warehouse Facility in Long Beach

**5** DH doors, 1 GL door

**32'** clear

**ESFR** sprinklers

**4,038 SF** two story office space

**130'** Turning radius

**FENCED** secured yard area

**POWER** 1200A 277/480 (expandable)

**CLOSE PROXIMITY** to the Ports of Long Beach & adjacent to the 710 freeway



**MARC BONANDO, SIOR**  
310.906.3290  
marc.bonando@kidder.com  
LIC N° 01348269

**BRAD CONNORS**  
310.906.3266  
brad.connors@kidder.com  
LIC N° 0193126

**Kidder  
Mathews**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

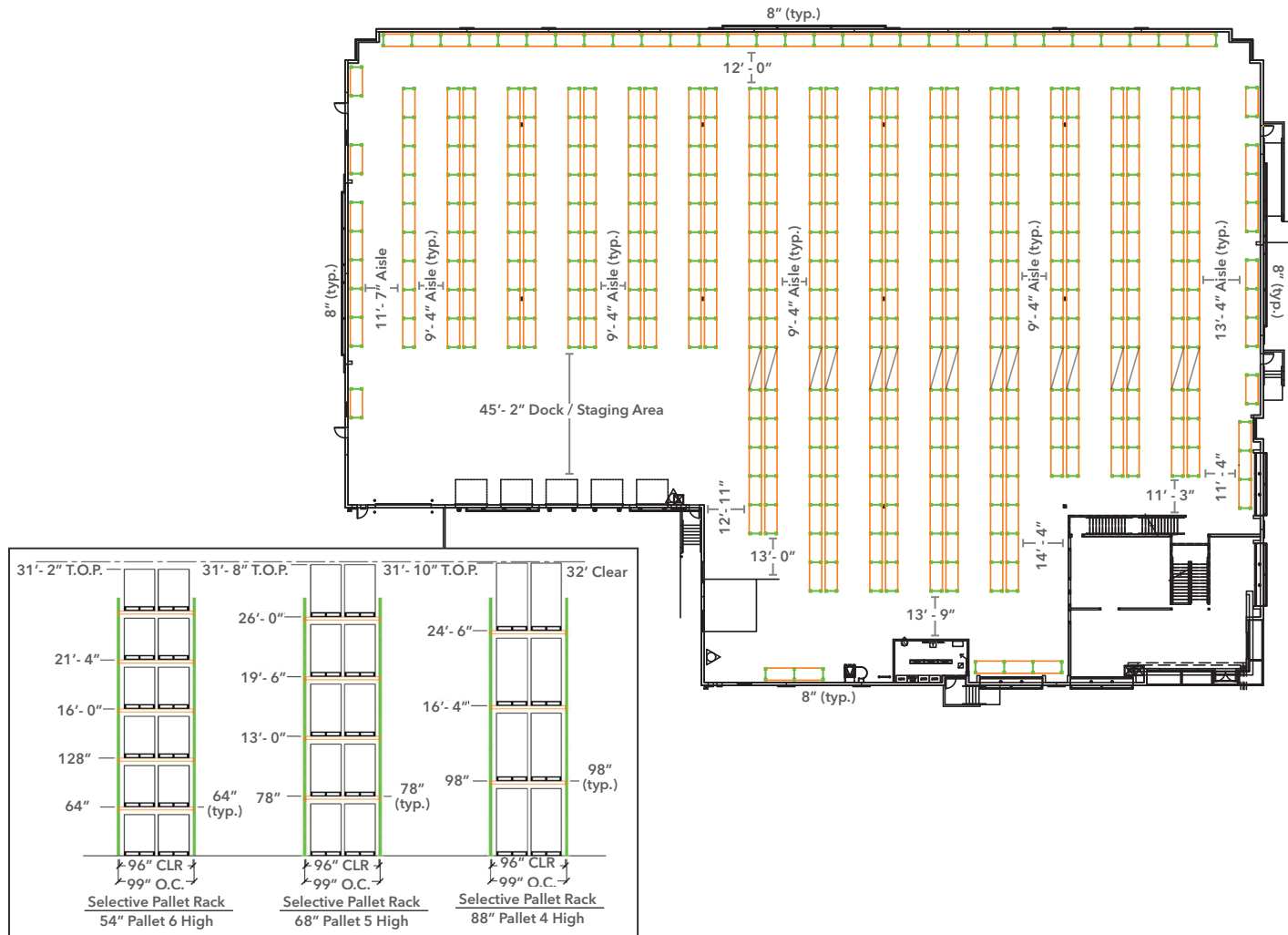
**KIDDER.COM**

**FOR LEASE**

# 1617 San Francisco Ave

LONG BEACH, CA 90813

## Potential Racking Plan - 45,943 SF



### 32' CLEAR

No. of Bays	Pallet Height	Pallet Positions
398	54"	4,725
398	68"	3,912
398	88"	3,150

**MARC BONANDO, SIOR**  
 310.906.3290  
[marc.bonando@kidder.com](mailto:marc.bonando@kidder.com)  
 LIC N° 01348269

**BRAD CONNORS**  
 310.906.3266  
[brad.connors@kidder.com](mailto:brad.connors@kidder.com)  
 LIC N° 0193126

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR LEASE

# 1617 San Francisco Ave

LONG BEACH, CA 90813



## REGIONAL MAP/DRAYPAGE RATE COMPARISON CHART

Submarket	Cost Per Container (From LA/LB Port)	Differences (Cost Diff. Per Container)
Long Beach	\$571	\$0
Torrance	\$762	\$191
Santa Fe Springs	\$853	\$282
Ontario	\$990	\$419
Redlands	\$1,112	\$541
Victorville	\$1,233	\$662
Phoenix, AZ	\$3,553	\$2,982

**MARC BONANDO, SIOR**  
310.906.3290  
marc.bonando@kidder.com  
LIC N° 01348269

**BRAD CONNORS**  
310.906.3266  
brad.connors@kidder.com  
LIC N° 0193126

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

