



FOR SALE/LEASE

45,000 SF TRUCK / STORAGE YARD

2605 E. 67th Street, Long Beach, CA 90805

LEASE \$31,050/month (\$0.69/SF) Gross / SALE \$5,400,000 (\$120/SF)



ACCESSIBILITY

MILES TO

Los Angeles International Airport	15.0
Long Beach Airport	4.0
Los Angeles & Long Beach Ports (both)	11.0
Alameda Corridor	6.0
Intermodal Container Transfer Facility	5.5

IMMEDIATE ACCESS TO

91, 710, and 605 Freeways

FEATURES

Available Square Footage	45,000
Office Square Footage	1,722
Warehouse Square Footage	513
Year Built	1953
Zoning	LBIG

HIGHLIGHTS

- Excellent Truck Yard
- Entire Site is Paved and Well Lighted
- CUP in Place for Trucking Uses
- Occupancy August 1, 2026



ALEX GUANCHE

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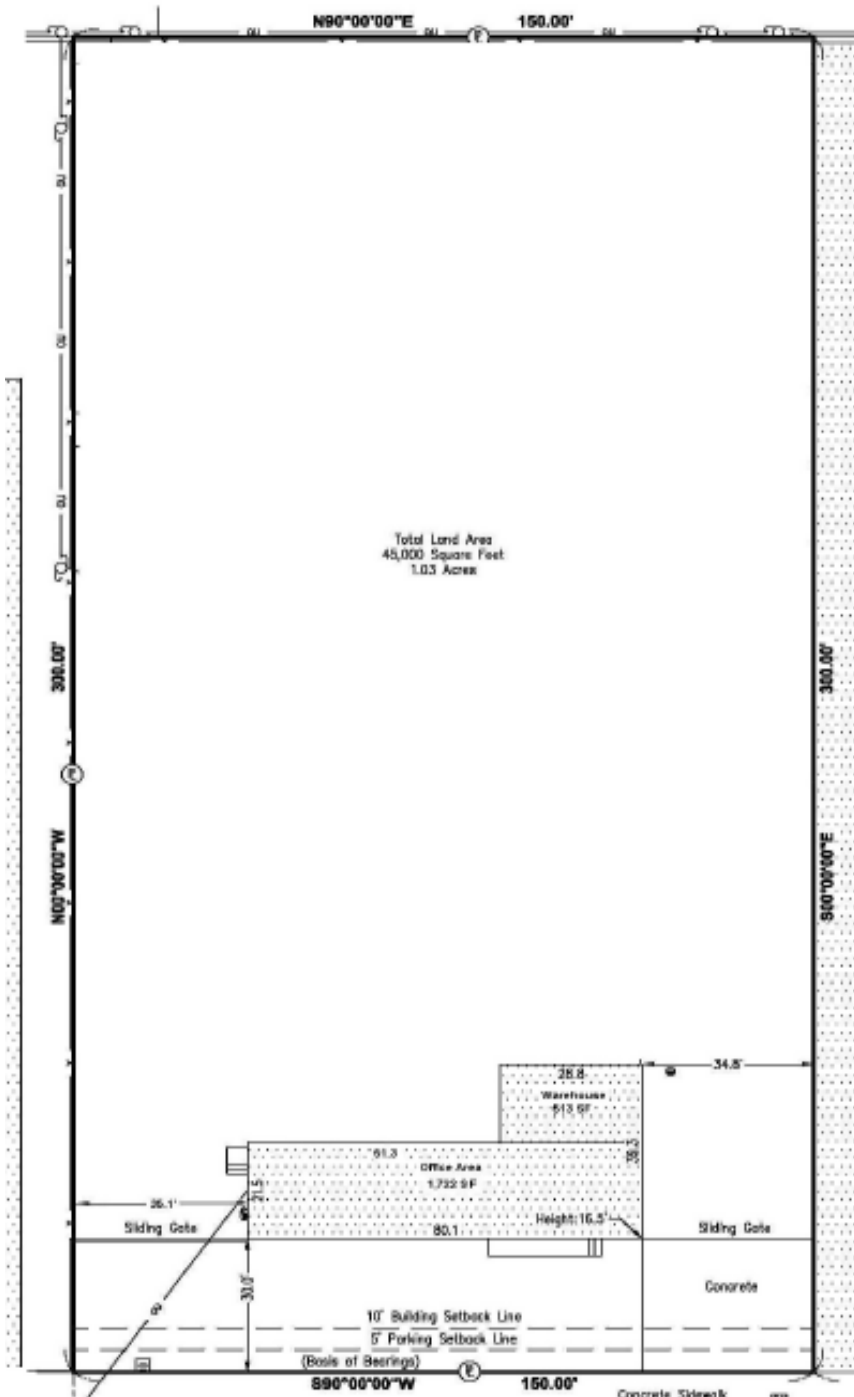
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SITE PLAN



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