

FOR LEASE INDUSTRIAL BUILDING



**COLDWELL BANKER
COMMERCIAL**
BLAIR



3835 EAST VERNON STREET

LONG BEACH, CALIFORNIA 90815

For more information contact:

JOHN EDDY

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PATRICK MICHEL

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Scan here for
property video.

COLDWELL BANKER COMMERCIAL

CBC Blair
333 West Broadway, Ste. 312
Long Beach, CA 90802
Company BRE #01330395
www.cbcblair.com



BUILDING DESCRIPTION

ADDRESS:	3835 EAST VERNON STREET LONG BEACH, CA 90815
LEASE RATE:	\$1.68 PSF + NNN
BUILDING SIZE:	+/- 12,440 SF
OFFICE SIZE:	+/- 2,545 SF
LOT SIZE:	+/- 23,363 SF
GL DOORS:	1 - 10' x 12'
ZONING :	LBPD-7
YEAR BUILT:	1981
CEILING HEIGHT:	18'
GL DOORS:	1 - 12x14
DH DOORS:	1 - 12x14
POWER:	120/208V, 600A 3φ , 4W <i>Tenant to verify power</i>
AVAILABLE:	July 1, 2024

PROPERTY HIGHLIGHTS

- Rare East Long Beach Industrial Property
- Quick Access to 405 Freeway
- Strategically Located between Los Angeles & Orange County
- Near Long Beach Airport and Ports
- Many Amenities nearby, including Restaurants and Shops at Long Beach Exchange

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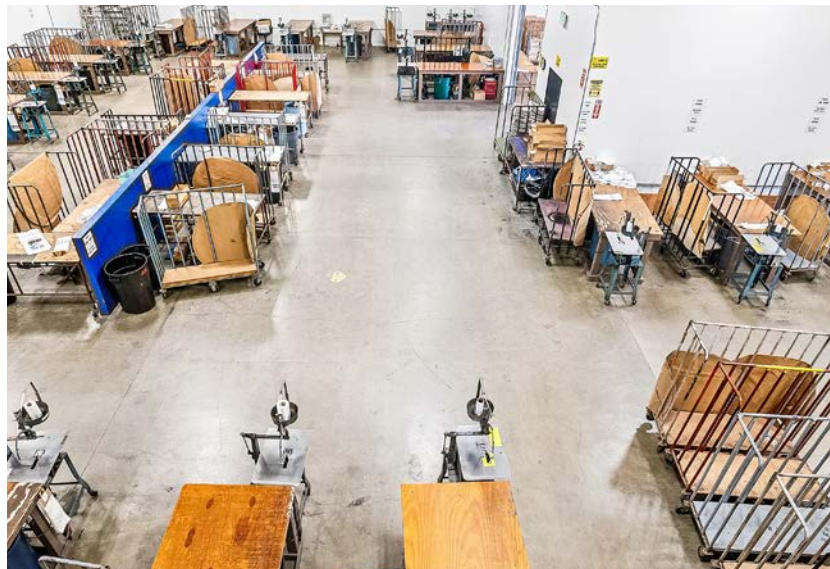
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PHOTOS



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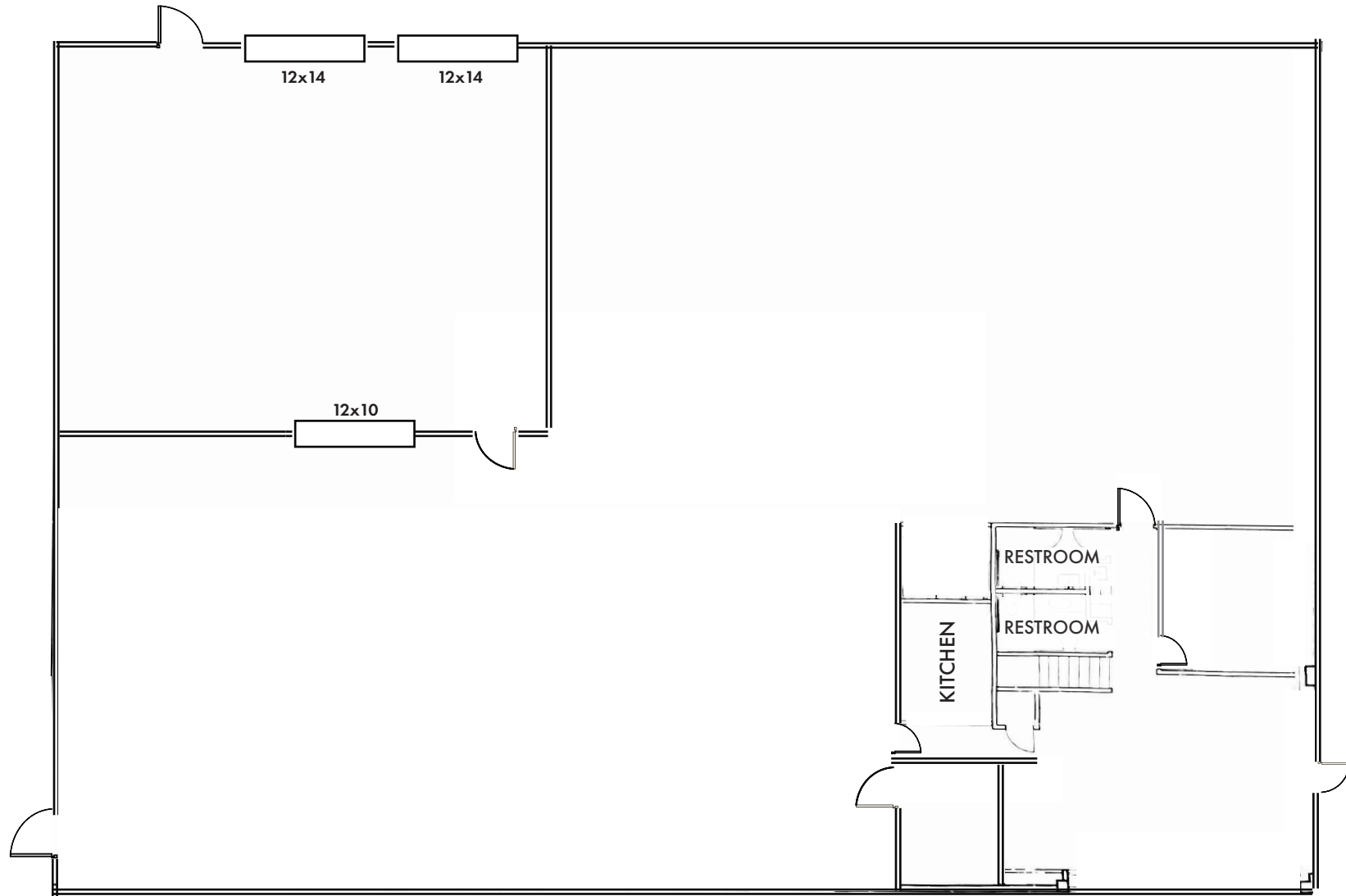
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FLOOR PLAN - GROUND FLOOR



NOT TO SCALE

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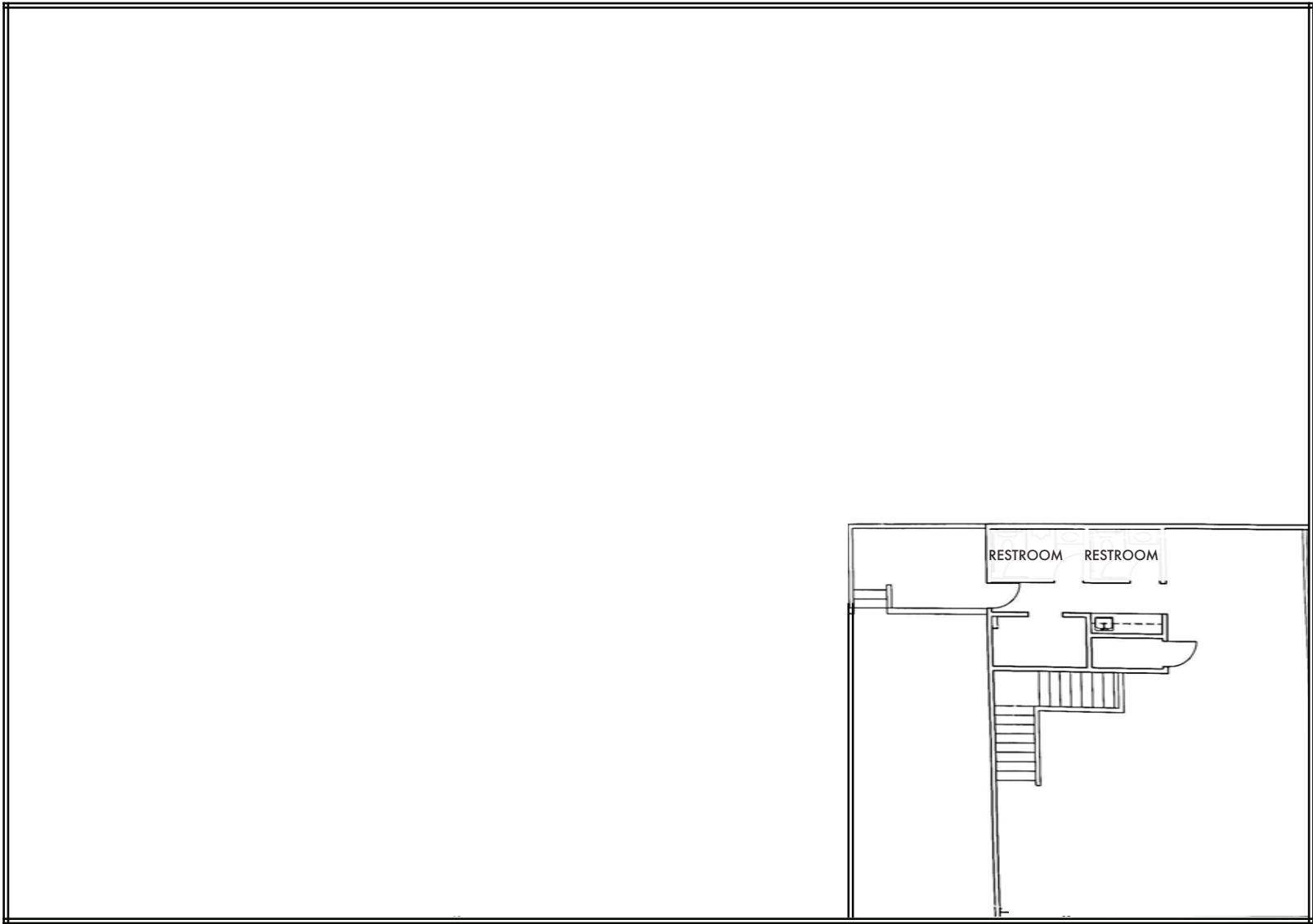
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COLDWELL BANKER
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FLOOR PLAN - MEZZANINE



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