

WAREHOUSE FOR SALE

1667-1669 COTA AVE, LONG BEACH, CA 90813

±4,850 SF building on a ±6,580 SF lot (±0.15 acres)



- ±4,850 SF building on a ±6,580 SF lot (±0.15 acres)
- Hard-to-find fenced, concrete-paved yard
- New power panel; electrical service has been upgraded
- Interior walls can be moved or removed
- Partial build-out of electrical and plumbing already in place
- ±6 parking spaces in front of building, with possible additional parking in rear
- Loading: one 9'3" x 12'2" ground-level door
- Clearance: 13'3" to 14'2"
- Zoning: IG (Industrial General)
- APN: 7432-001-023
- Ingress/Egress: access includes parking in front of the building and a fenced yard off the rear alley, suitable for secure overnight storage of vehicles, trucks, or equipment

STEVEN RHEE, MBA

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REMAX 2025 Commercial Market
#6 of TOP 100 in the U.S.
#31 of TOP 100 Worldwide

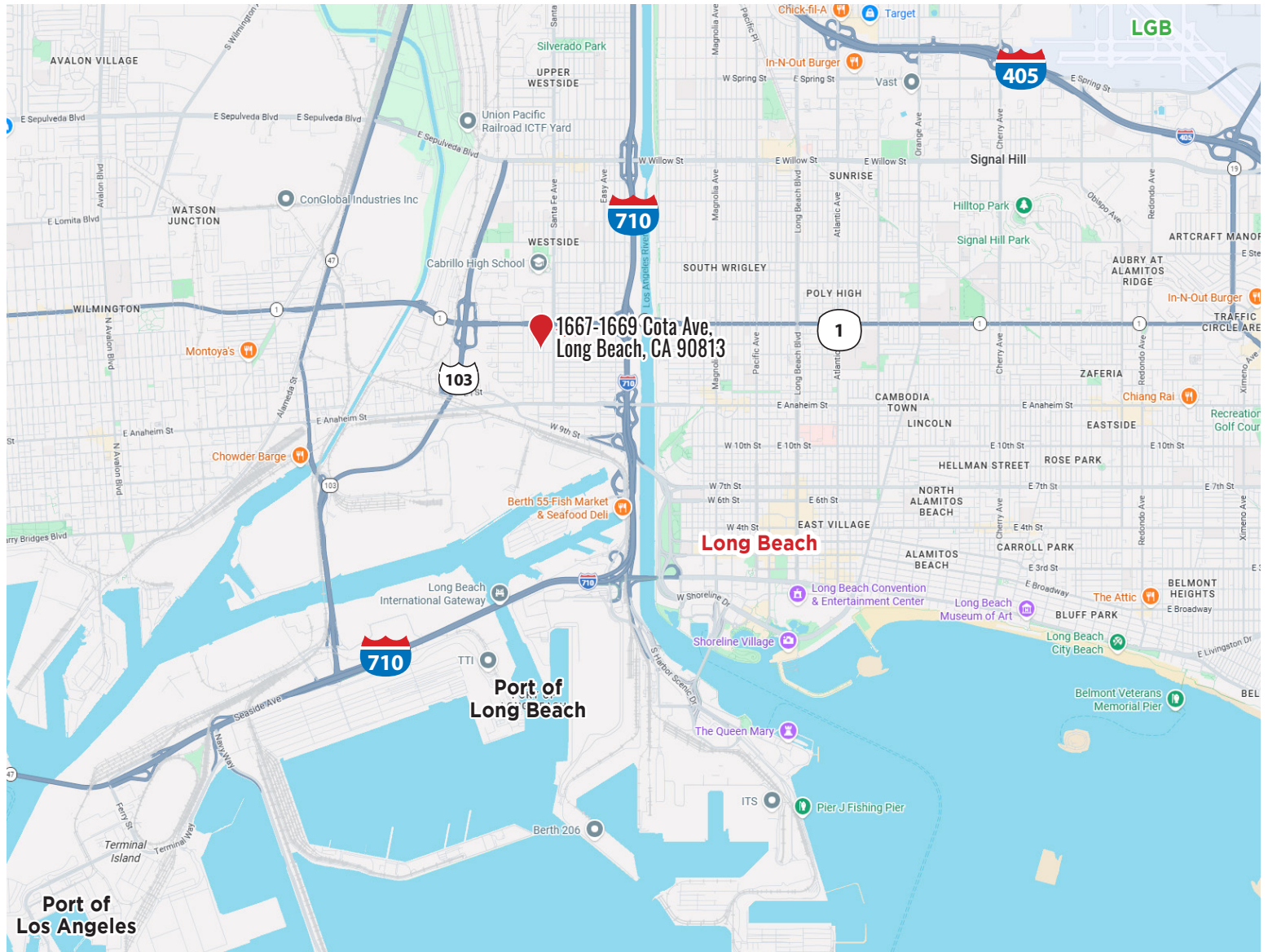


REMAX
COMMERCIAL

REMAX ELITE REALTY - COMMERCIAL DIVISION
842 E. Valley Blvd, Alhambra, CA 91801

WAREHOUSE FOR SALE

1667-1669 Cota Ave, Long Beach, CA 90813 - \$1,498,000



- ±3 miles (6-minute drive) to the Port of Long Beach
- ±6 miles (10-minute drive) to the Port of Los Angeles
- Near the 710 Freeway, with good access to the 405, 605, and 110 Freeways
- Close to the Intermodal Container Transfer Facility (ICTF)
- Close to the Long Beach Container Terminal (LBCT)
- Close to the Pier B On-Dock Rail Support Facility
- Close to the Southern California International Gateway (SCIG) and BNSF Western Railway

Available NOW & easy to SHOW

Showing by Appointment

Please contact Steve at (714) 788-7777



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