

FOR LEASE
±26,504 SF INDUSTRIAL BUILDING

3350-3400
EAST 69TH ST

LONG BEACH | CA 90805

FOR MORE INFORMATION, CONTACT ►

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PROPERTY DETAILS



BUILDING SIZE
±26,504 SF



LAND SIZE
±41,554 SF / ±0.95 AC



OFFICE SIZE
±5,398 SF



YEAR BUILT
1980



CLEAR HEIGHT
19'



GL DOORS
4



3350 E 69TH ST POWER
600 Amps



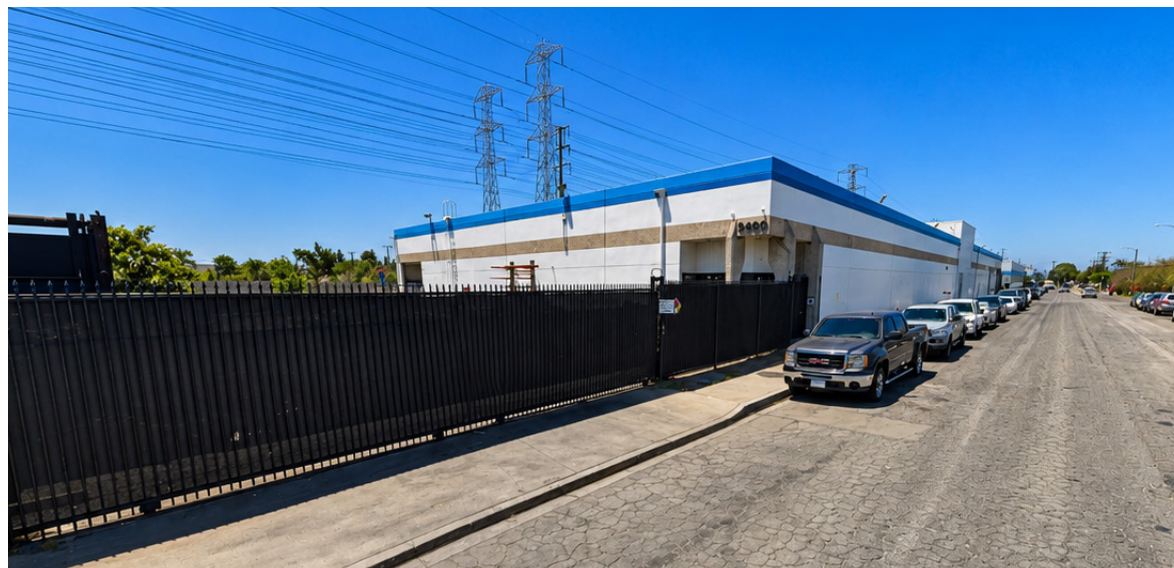
3400 E 69TH ST POWER
1200 Amps



ZONING / PROPERTY TYPE
LBIM / Industrial



APNS
7113-015-054 & 055



PROPERTY HIGHLIGHTS

- Concrete Tilt Up Construction
- Multiple Ground Level Loading Doors
- Two (2) Gated/Secure Parking or Yard Areas
- Heavy Well Distributed Power
- Renovated interior office
- Skylights Throughout
- Multiple 1-Ton Cranes
- Immediate 91 Freeway Access
- Close Proximity to 710 & 605
- New Roof with White Reflective “Cool Roof” Coating

LEASE RATE

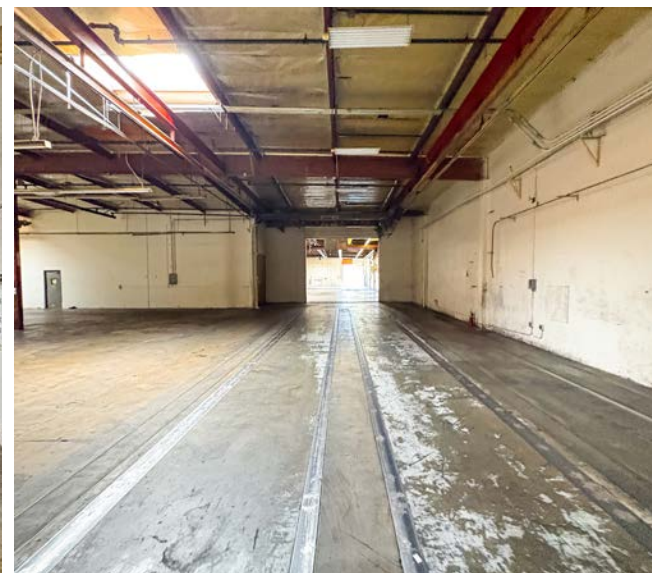
\$1.30/sf NNN + \$0.24 Opex



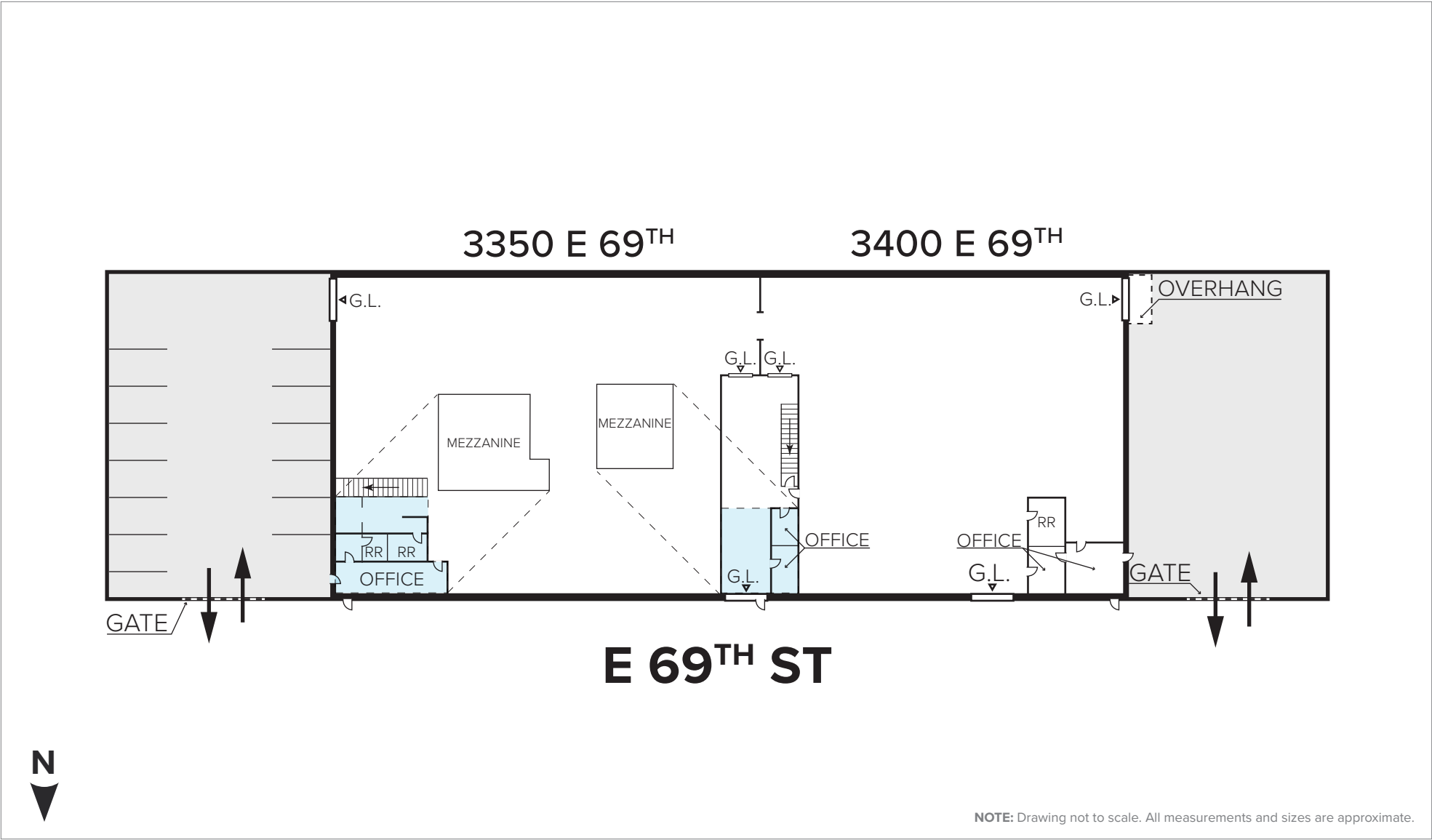
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PROPERTY PHOTOS



PROPERTY SITE PLAN



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PROPERTY AERIAL



PROPERTY LOCATION

 **SUBJECT PROPERTY**

1

Boeing

2

Mercedes-Benz Research & Development North America

3

Rocket Lab USA

4

Relativity Space

5

Epson America, Inc.
(North American Headquarters)

6

Toyota Logistics Services

7

Lineage Logistics

8

The Bragg Companies

9

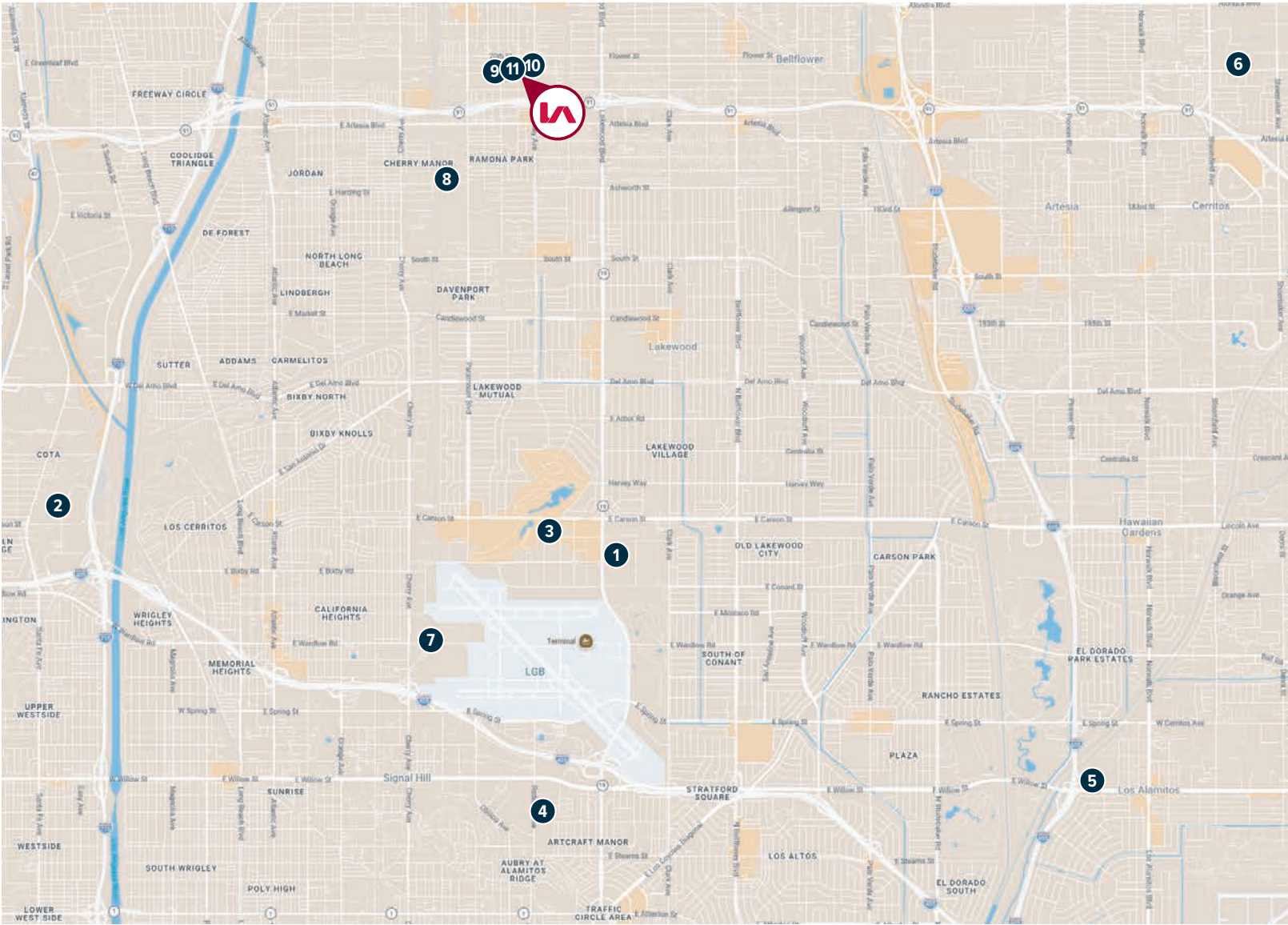
Kenan Advantage Group

10

NC Dynamics

11

Sunbelt Rentals



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DOWNTOWN LOS ANGELES

5.52 MILES

BNSF RAILWAY HOBART YARD

3.32 MILES

LOS ANGELES INT'L AIRPORT

9.81 MILES

PORT OF LONG BEACH

16.27 MILES

PORT OF LOS ANGELES

17.29 MILES

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