

Available SF 6,799 SF

Industrial For Lease

Building Size 13,420 SF



Address: 3090 E 29th St, Long Beach, CA 90806

Cross Streets: E 29th St/Redondo Ave

405 Freeway Frontage and Signage
 Office Renovations Underway
 Great Opportunity For Creative Industrial
 1 Dock-High and 2 Grade-Level Doors
 Easy Access to Los Angeles and Orange Counties

Lease Rate/Mo: \$8,839
Lease Rate/SF: \$1.30
Lease Type: NNN / Op. Ex: \$0.11
Available SF: 6,799 SF
Minimum SF: 6,799 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$6,340 / 2020
Yard: No
Zoning: IM

Sprinklered: No
Clear Height: 16'
GL Doors/Dim: 2
DH Doors/Dim: 1
A: 400 V: 120/208 O: 3 W:
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1973
Whse HVAC: No
Parking Spaces: 11 / **Ratio:** 1.6:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 4,788 SF
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 2,779 SF
Include In Available: Yes
Unfinished Mezz: 490 SF
Include In Available: Yes
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Long Beach/Harbor Cities
APN#: 7212-022-013

Listing Company:

Agents:

Listing #:

Notes: Call brokers for commission information. Lessee to independently verify all information. OpEx Fees approximately \$0.111 psf per month. Taxes represent an 11% portion of the total property taxes which totaled \$57,632 in 2020.

FTCF: CB000N000S000