

Available SF 90,632 SF

Industrial For Lease

Building Size 91,953 SF



Address: 3833 McGowen St, Long Beach, CA 90808

Cross Streets: McGowen St/Cover St

Free Standing Building
 Smart Equipped Building Access, Presentation & Sound System
 Energy Savings w/Solar Roof Panels
 Kardex Storage Retrieval System with Multi-Level Security
 ESFR Sprinklers; 3,000 Amp, 480/277 Volt, 3 Phase, 4 Wire Power

Lease Rate/Mo:	\$117,821	Sprinklered:	ESFR	Office SF / #:	21,216 SF
Lease Rate/SF:	\$1.30	Clear Height:	30'	Restrooms:	4
Lease Type:	Net / Op. Ex: \$0.29	GL Doors/Dim:	1	Office HVAC:	
Available SF:	90,632 SF	DH Doors/Dim:	8	Finished Ofc Mezz:	9,727 SF
Minimum SF:	90,632 SF	A: 3000 V: 480/277 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 2012	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 132	/ Ratio: 1.5:1	Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Yes	Specific Use:	Warehouse/Distribution	Market/Submarket:	Long Beach/Harbor Cities
Zoning:	PD			APN#:	7149-017-020
Listing Company:	Lyons & Lyons Properties				
Agents:	Chuckie Lyons 310-414-4500 , Ariane Lyons O'Brien 310-414-4500				
Listing #:	26268765	Listing Date:	06/15/2021	FTCF:	CB000N000S000/A0AA
Notes:	Call brokers for commission information.				