

# INDUSTRIAL FOR LEASE

2148 W 16TH STREET | LONG BEACH, CA 90813



## PROPERTY FEATURES

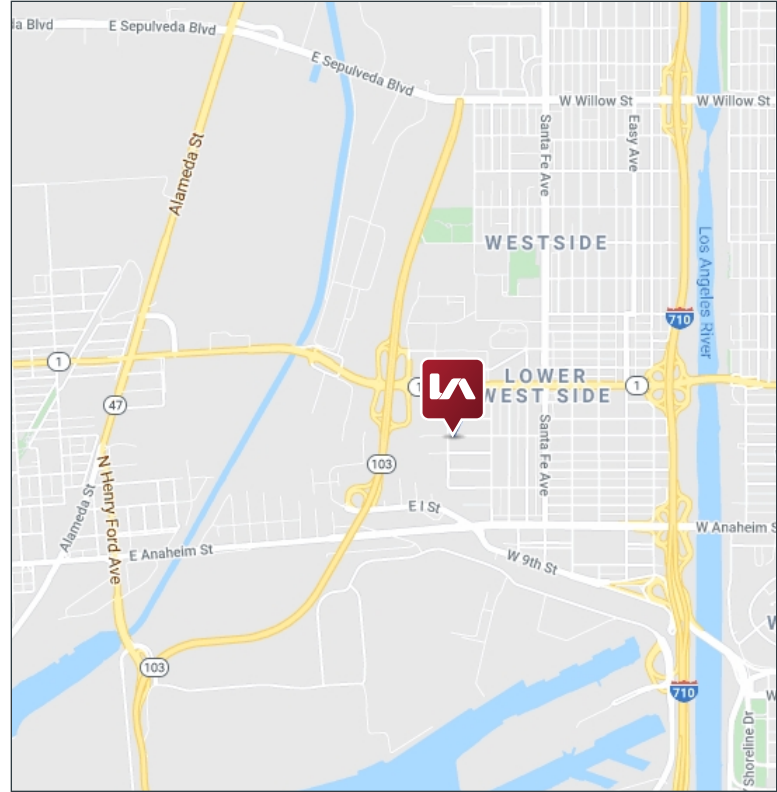
**AVAILABLE:** ±5,500 SF Industrial Warehouse

**RATE:** \$1.50 / SF Gross

**ZONING:** IG

**APN#:** 7429-021-039

- Vacant and Ready For Occupancy
- Former Food Facility
- Warehouse Floor Drains
- One (1) Ground Level Doors
- Fenced / Paved Yard
- Licensed Cannabis Use Possible at Higher Lease Rate
- Close Proximity to Freeways and Ports



FOR MORE INFORMATION, PLEASE CONTACT:

**RON MGRUBLIAN, MBA**  
Principal | DRE#: 01902882

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