

2250 E 69<sup>TH</sup> ST, LONG BEACH, CA 90805

\*Port Adjacent Truck Terminal\*

\*AVAILABLE\* | 66 DH ON 4.35 AC  
SOUTHLAND MARKET | SOUTH BAY



**SOUTHLANDCRE**<sup>1</sup>

GO BEYOND

Exclusively  
Listed By:

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**INDUSTRIAL**



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## PROPERTY DETAILS

Building: 33,649 SF

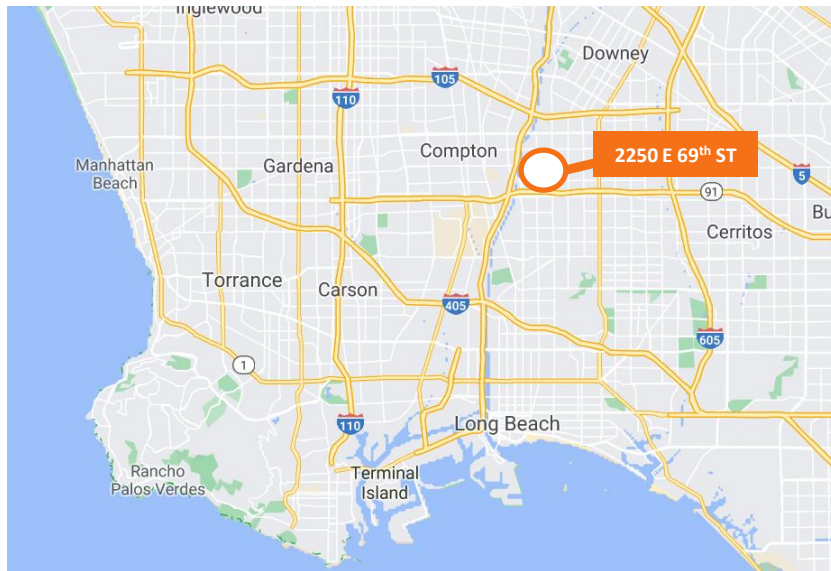
Land: 189,034 SF | 4.35 AC

Office SF: 8,076 SF

DH: 66

Truck Courts: 105' (N), 150' (S)

Distance to LA/  
Long Beach Ports: 11 Miles





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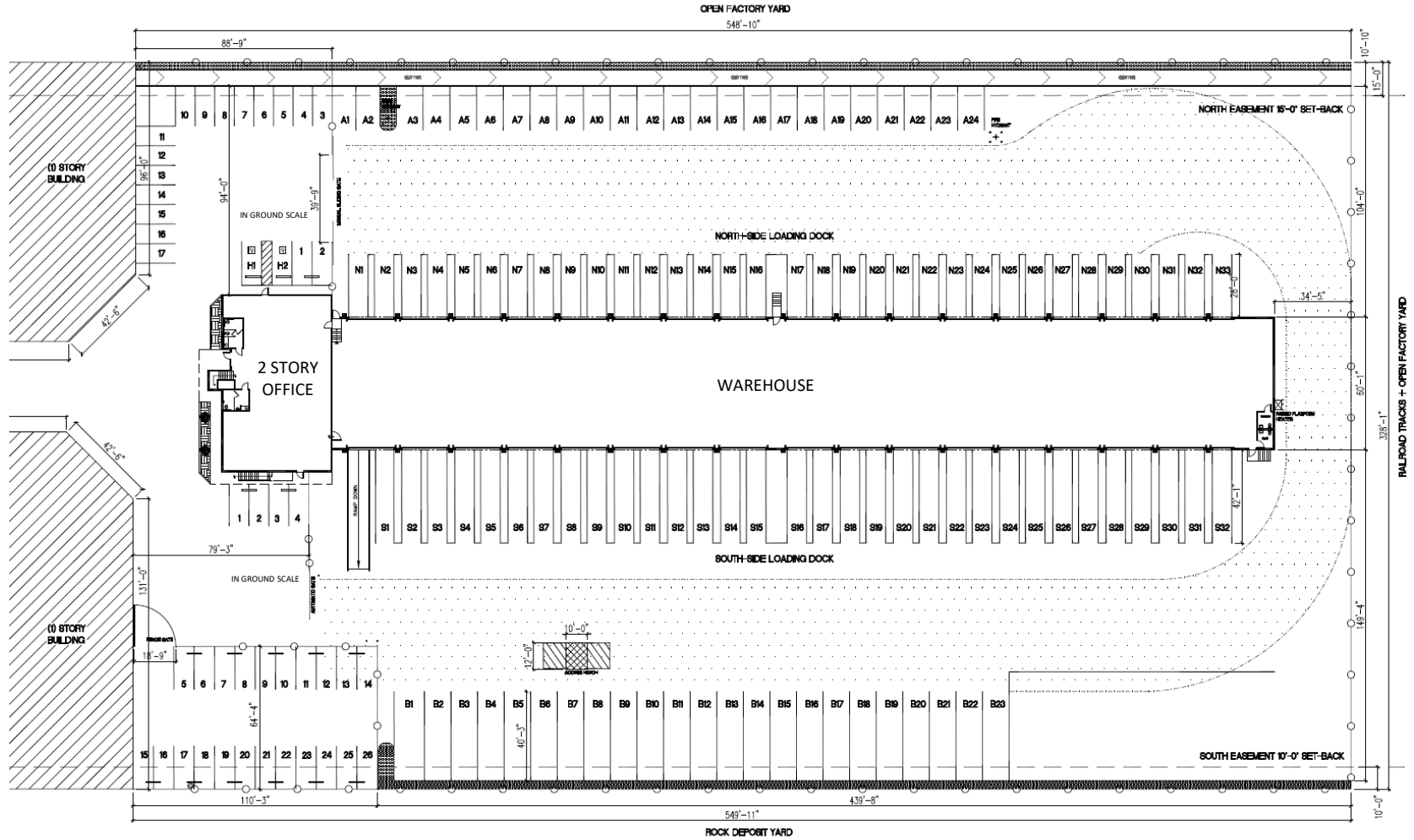
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# SITE PLAN



SITE PLAN INFORMATION	
MEASURED LOT SIZE	189,034 SF
MEASURED LOT COVERAGE	16%
FLOOR AREA RATIO (F.A.R.)	N/A
BUILDING AREA ( BY FLOOR)	
1ST	4,020 SF
2ND	4,056 SF
WAREHOUSE	25,573 SF

PARKING	
HANDICAP (H)	2
REGULAR PARKING	43
ADDITIONAL (A)	24
LOADING STALL (N/S)	65
FREIGHT STALL (B)	23
TOTAL	157





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