

5630 CHERRY AVE LONG BEACH

INDUSTRIAL LAND FOR LEASE



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MIG | **COMMERCIAL
REAL ESTATE**
SERVICES, INC

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PROPERTY CHARACTERISTICS

- Proximity to the 405,710,91 and 19 Freeways
- Proximity to LAX, Long Beach Port and Los Angeles Port
- Divisible Lot
- 10 Cross Docks
- Fully Fenced Secured Lot
- Fully Paved Lot
- Idea For - Truck Depot, Storage Yard

OFFERING SUMMARY

Lease Rate	\$59,204/Month
Price Per Square Foot:	\$0.65
Lease Type:	Modified Gross
Zoning:	IG
Lot Size:	90,750 SF
Building Size:	6,218 SF
APN:	7157-013-027

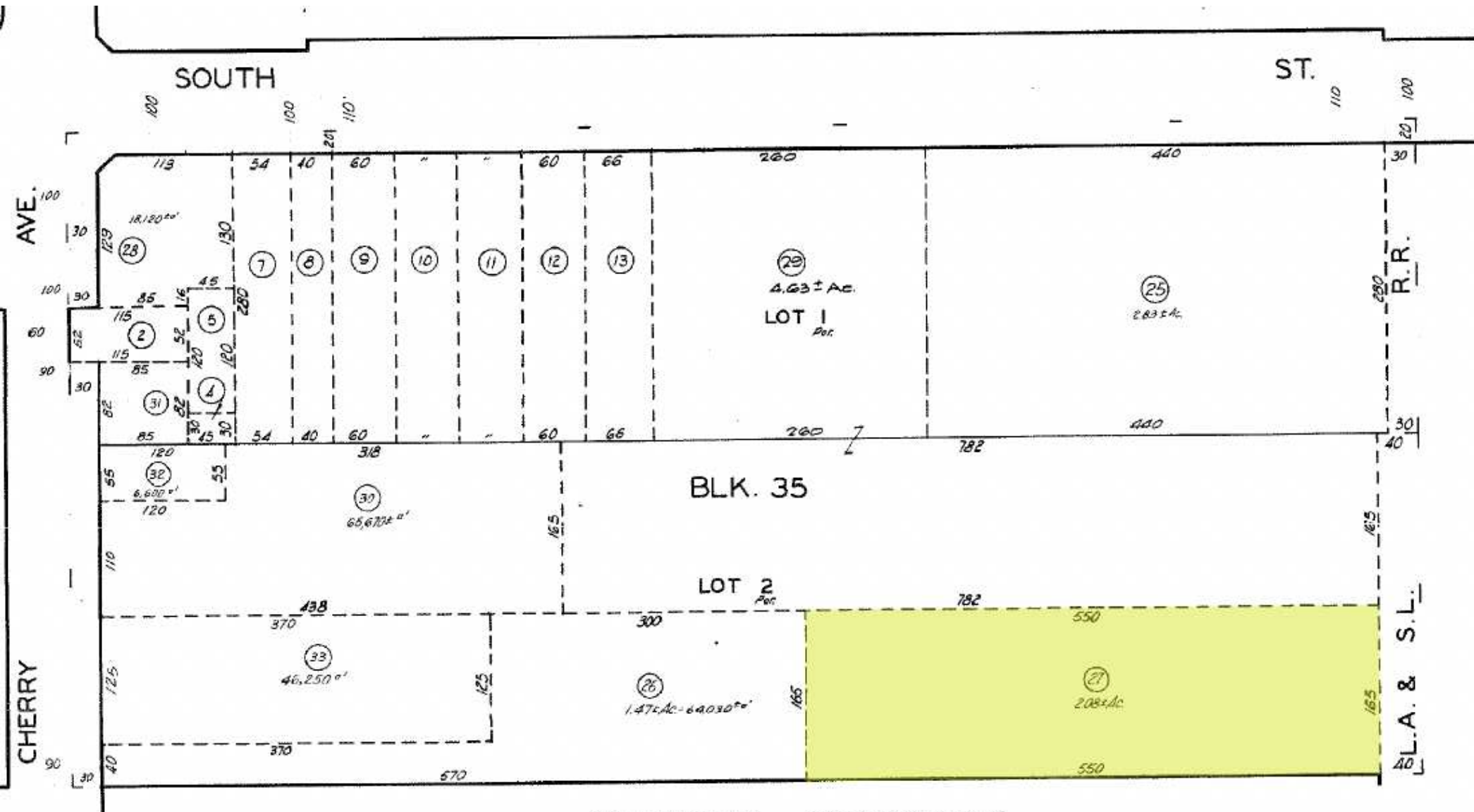


MIG Commercial Real Estate Services, Inc is excited to offer a substantial industrial property for lease at 5630 Cherry Avenue, Long Beach, CA 90805. This versatile site spans approximately 91,084 square feet (2.091 acres) and is ideally suited for a wide range of industrial uses, including truck depots, container storage on chassis or separately, manufacturing, processing, packing, storing, and drainage operations. The property is zoned LBIG (General Industrial) and is fully fenced, paved, and secured, with ample parking available.

The site features 10 cross docks, a 4,218 square foot warehouse, and 2,000 square feet of office space equipped with HVAC. With dimensions of approximately 170' x 541' and a 42-foot curb cut, the property is designed to support efficient industrial operations. Strategically located with easy access to major highways, including the 91, 710, 405, and 19, the property is just 20.3 miles from LAX, 13 miles from the Port of Long Beach, and 15.2 miles from the Port of Los Angeles, making it a highly accessible and convenient location for businesses.

The asking price for this prime property is \$59,204 per month (\$0.65 per square foot) on a gross basis. Prospective lessees are encouraged to confirm the property's suitability for their specific needs. Don't miss the chance to secure this exceptional leasing opportunity in Long Beach—contact us today to learn more!

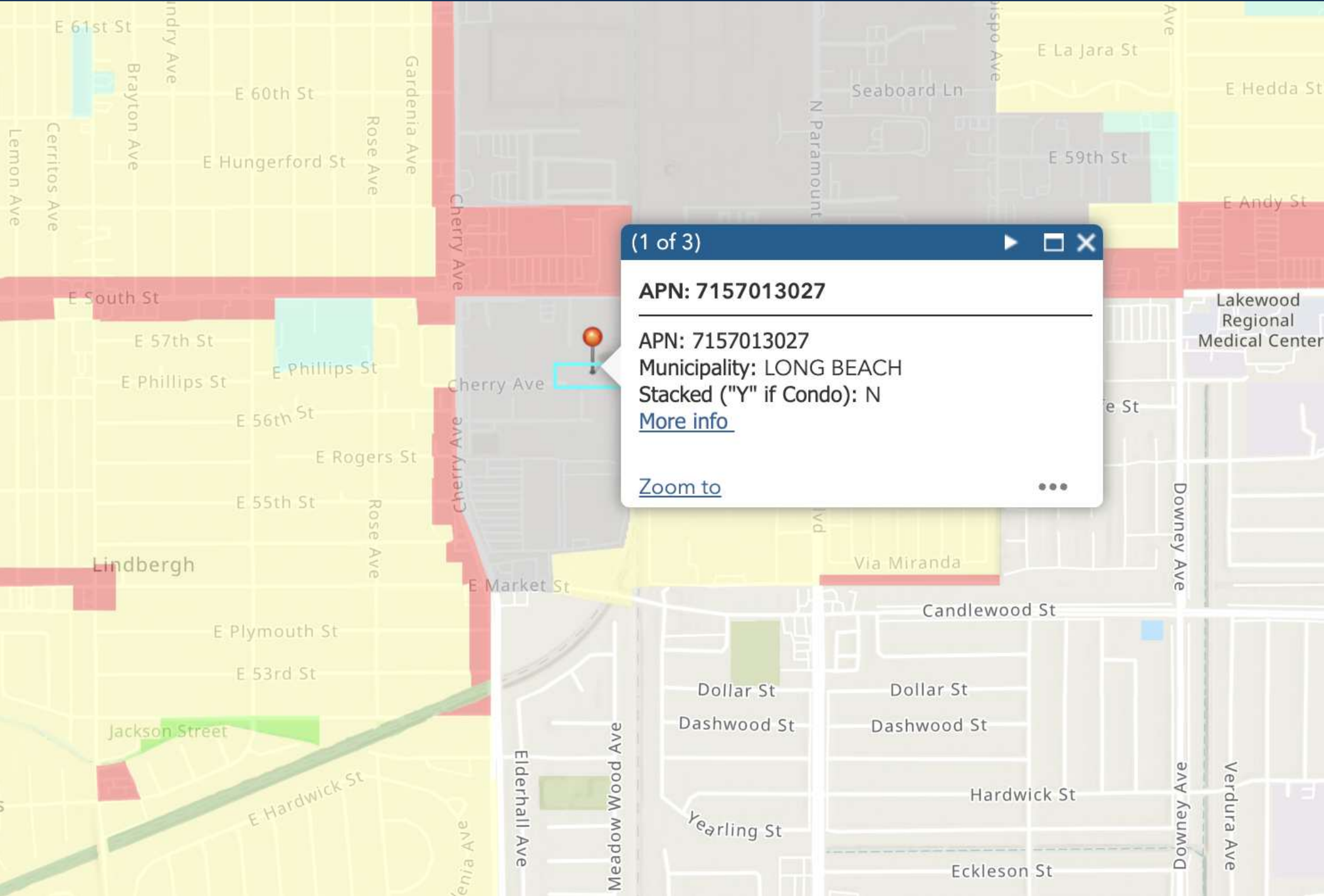
No guarantee, warranty or representation of any kind is made regarding the accuracy of descriptions or measurements. Lessee & Lessee's Agent to do their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration & components.



CALIFORNIA COOPERATIVE COLONY TRACT

M.R. 21-15-16

Street lines per M.R. 21-15-16 are considered the lot lines in this tract, although the divisions of some lots are measured from the center lines of the streets.

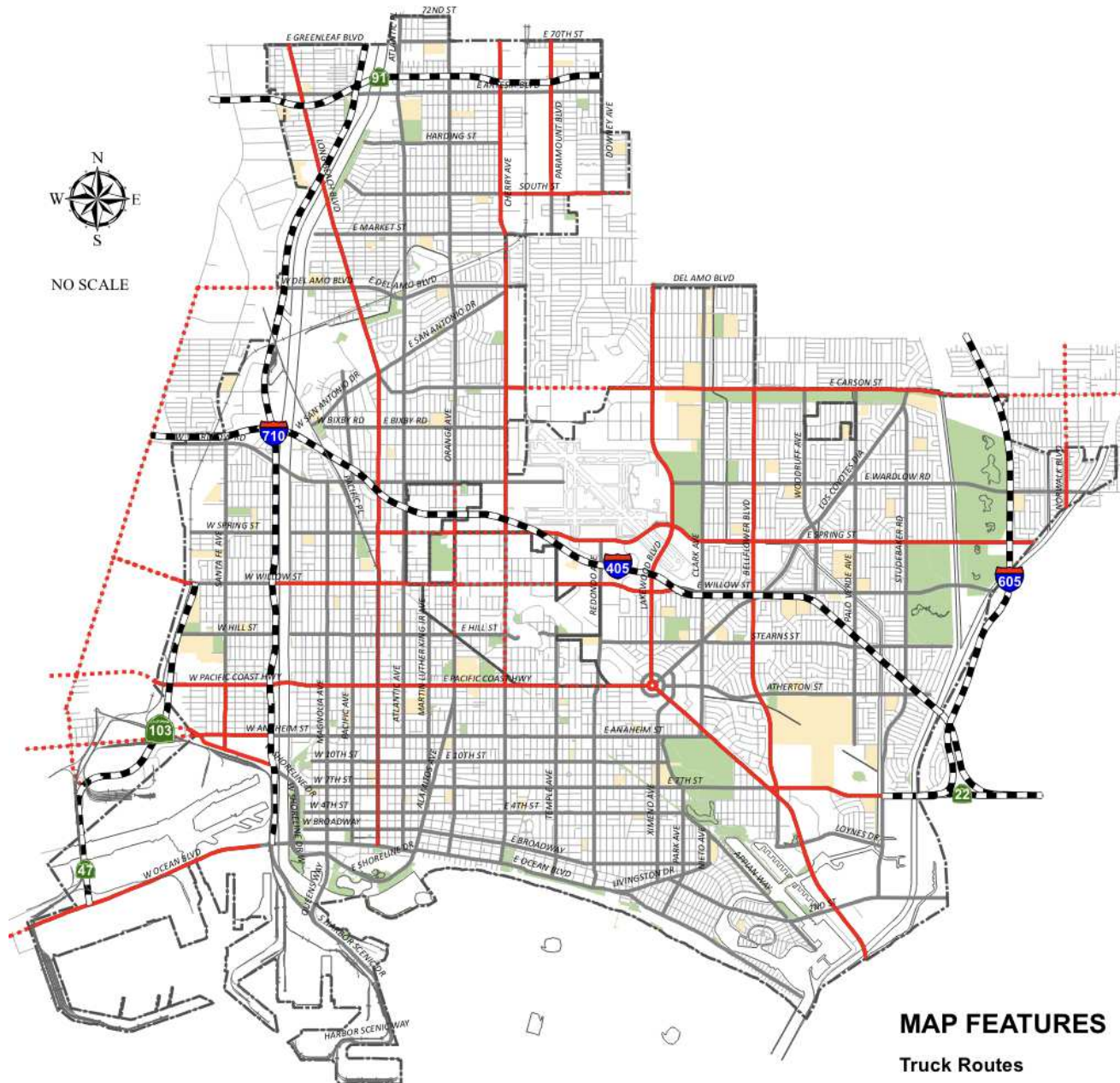


(1 of 3) [Close]

APN: 7157013027

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Municipality: LONG BEACH
Stacked ("Y" if Condo): N
[More info](#)

[Zoom to](#) [Menu]



MAP FEATURES

- Truck Routes**
- City Ordinance
- Other Cities
- Railroad
- Freeways

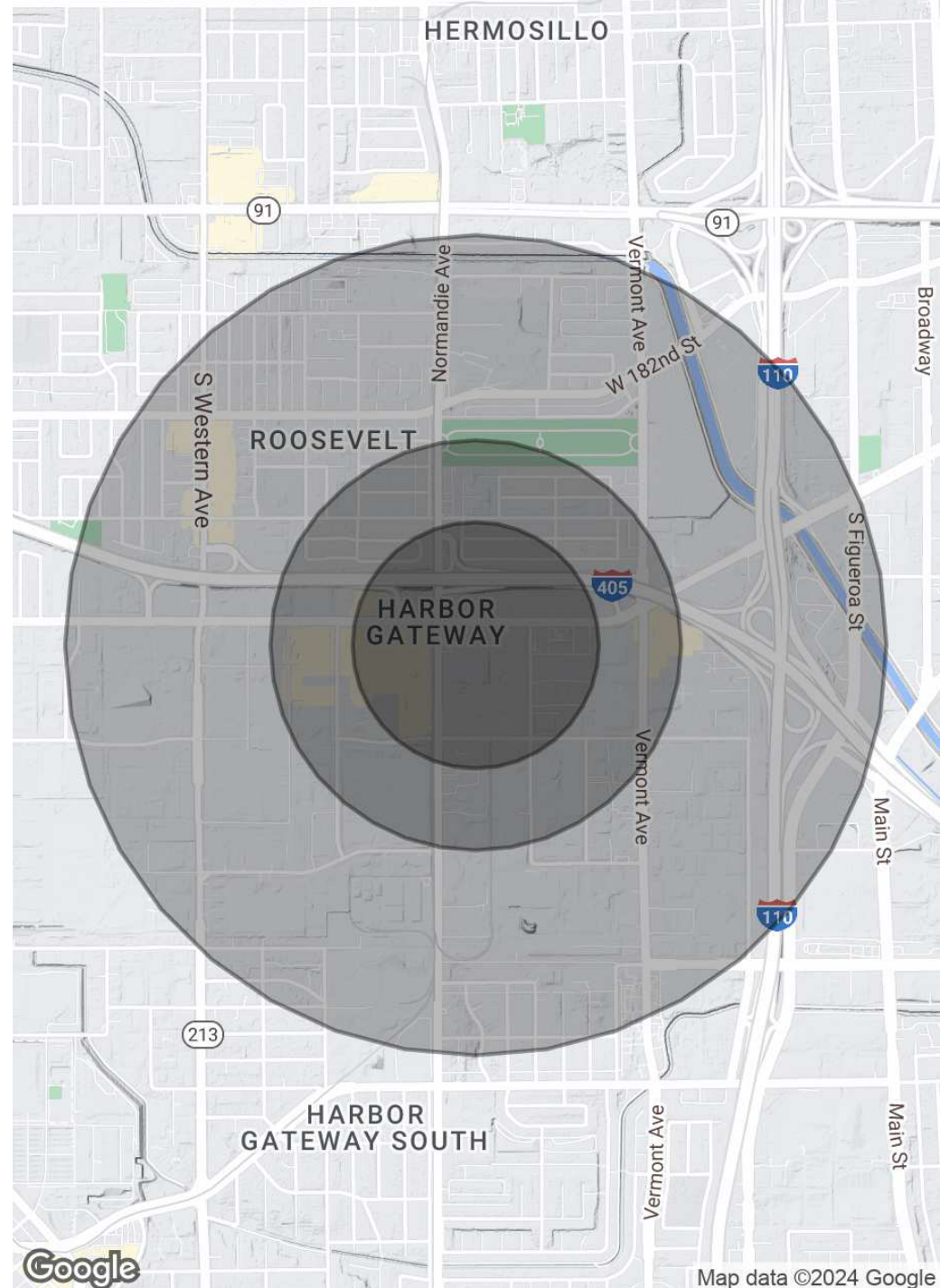




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	158	1,481	8,586
Average Age	46	46	44
Average Age (Male)	45	45	42
Average Age (Female)	47	48	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	57	548	3,053
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$92,640	\$117,991	\$122,947
Average House Value	\$789,333	\$778,935	\$755,007

Demographics data derived from AlphaMap



Map data ©2024 Google