

FOR LEASE

820

E 3RD ST

LONG BEACH, CA 90802

AUTO REPAIR UNITS



STRATTONINDUSTRIAL.COM



820 E 3RD ST

LONG BEACH, CA 90802

AUTOMOTIVE UNITS
500 - 2,527 SQ.FT. AVAIL.

FOR LEASE - TRIPLE NET
\$3.40 PSF/MO.
\$0.50 PSF NNN CHARGES



Shaun Tramondo

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The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.





OFFERING SUMMARY

820 E 3RD ST AUTO REPAIR FOR LEASE

Stratton Industrial Real Estate is pleased to present 820 E 3rd St, Long Beach, CA 90802, a highly visible ±2,527 sq.ft. automotive repair property situated on ±8,010 sq.ft. of PD-30 zoned land. This prominent end-cap parcel offers exceptional exposure and accessibility, making it well suited for automotive and related commercial uses.

The property features approximately 222 feet of frontage on 3rd St, 122 feet on Alamitos Ave, and 120 feet on Olive Ave, providing outstanding visibility to the local market. Located adjacent to the Port of Long Beach, the site also includes four (4) drive-thru truck doors and pylon signage facing Alamitos Ave.

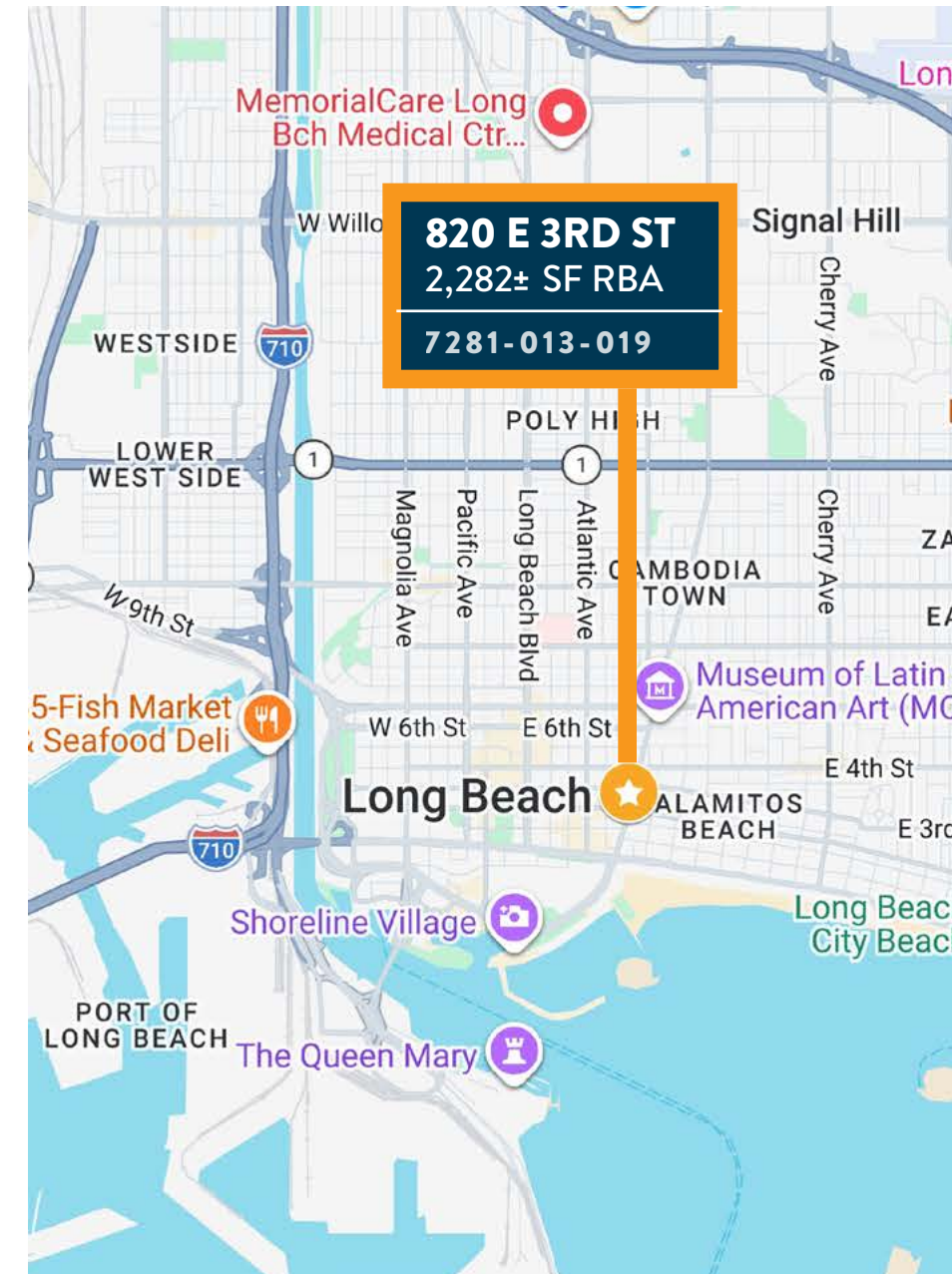
The property is currently leased on a month-to-month basis to two tenants: BMA Tint Shop in approximately 500 sq.ft. and European Auto Garage in approximately 1,500 sq.ft. Availability is flexible, and the entire property or individual bay(s) may be leased to a new tenant. European Auto Garage is also available for sale. For more information regarding the lease opportunity or business for sale, please contact Shaun Tramondo.

AVAILABLE SQ.FT	2,527±
GROUND LOADING	4X 8' FT. X 16' FT MIN. CLEAR
LAND AREA	8,010±









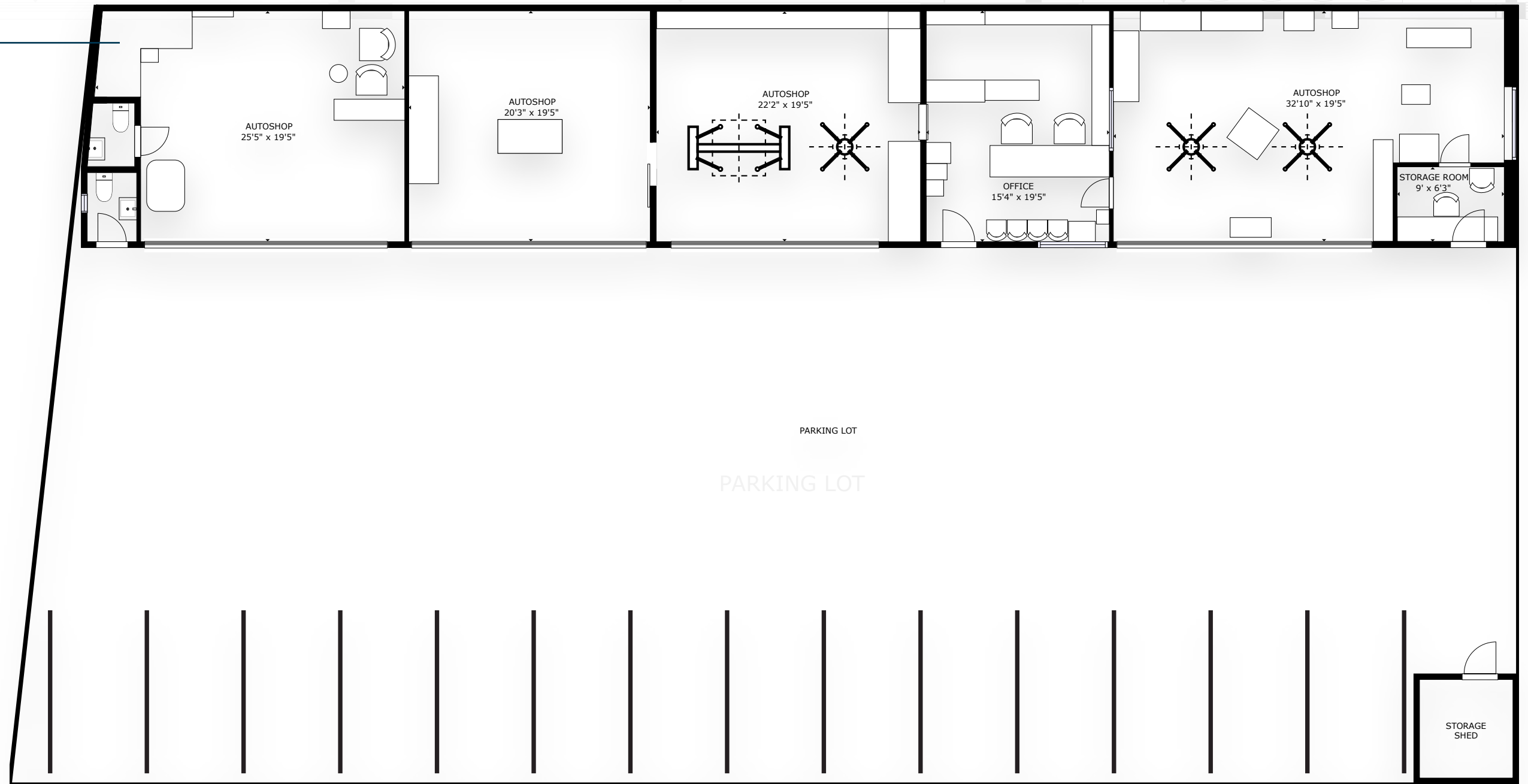




820 E 3RD ST

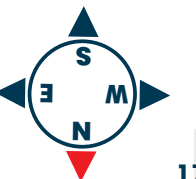
LONG BEACH, CA 90034

FLOOR PLAN



SCAN, TAP or CLICK!

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AUTO REPAIR - FOR LEASE

FOR MORE INFORMATION:



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