

Available SF 3,326 SF

Industrial For Lease

Building Size 29,092 SF



Property Name: Long Beach Industrial
Address: 2320 E Artesia Blvd, Long Beach, CA 90805
Cross Streets: Paramount Blvd/Artesia Blvd

\$0.99 PSF/Mo For The First Year; \$1.35 PSF/Mo Yr 2
Central Location Near Mid-Counties/South Bay/Orange County
Immediate Access to Artesia (91) Freeway
Main Street Frontage on Artesia Blvd
Easy Access to Ports, Downtown, LAX via 91, 710 & 105 Fwys
Professionally Managed by DWS & Transwestern

Lease Rate/Mo: \$3,293
Lease Rate/SF: \$0.99
Lease Type: NNN / Op. Ex: \$0.27
Available SF: 3,326 SF
Minimum SF: 3,326 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$241,508 / 2025
Yard: No
Zoning: NI-1

Sprinklered: Yes
Clear Height: 21'
GL Doors/Dim: 1 / 10'x10'
DH Doors/Dim: 0
A: 200 V: 120/208 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1985
Whse HVAC: No
Parking Spaces: 6 / **Ratio:** 1.8:1/
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 1,451 SF / 3
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 806 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Long Beach/Harbor Cities
APN#: 7119-001-019

Listing Company: CBRE - El Segundo

Agents: [Greg Dyer 310-363-4953](mailto:greg.dyer@cbre.com), [Ryan Wengert 310-363-4848](mailto:ryan.wengert@cbre.com)
Listing #: 44132809

Listing Date: 01/09/2026

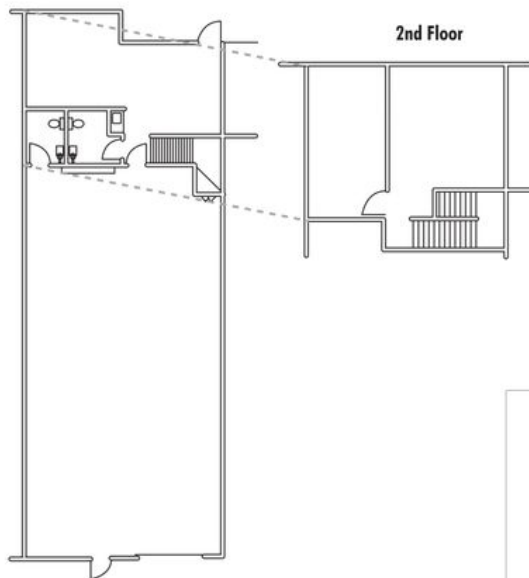
FTCF: CB250N000S000

Notes: NNN fees approximately \$0.27 PSF per month. Sprinkler calc: 0.21/1500 GPM. Additional parking for autos or vans / small trucks, etc. can potentially be made available. Taxes are for the entire project. Tenant to verify all building specifications. 5% Procuring Broker Fee for 3+ year leases signed by August 31, 2026.

Long Beach Industrial

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For Lease - 3,326 SF



Contact Us

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Asset Management by:



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