

Available SF 31,264 SF

Industrial For Lease

Building Size 52,328 SF



Property Name: Long Beach Industrial
Address: 2220 E Artesia Blvd, Long Beach, CA 90805
Cross Streets: Paramount Blvd/E Artesia Blvd

\$0.95 PSF/Mo for the First Year; \$1.25 PSF/Mo Yr 2
Professional Business Park Environment
Central Location Near Mid-Counties & South Bay
Immediate Access to Artesia (91) Freeway
Private Fenced Side Yard - 4 Dock High Positions
Easy Access to Ports, Downtown LA, LAX via 91, 710 & 105 Fwy

Lease Rate/Mo:	\$29,701	Sprinklered:	Yes	Office SF / #:	4,294 SF / 8
Lease Rate/SF:	\$0.95	Clear Height:	20'	Restrooms:	2
Lease Type:	NNN / Op. Ex: \$0.27	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	31,264 SF	DH Doors/Dim:	4 / 2 (20'x16')	Finished Ofc Mezz:	
Minimum SF:	31,264 SF	A: 400 V: 277/480 O: 3 W: 4		Include In Available:	
Prop Lot Size:	POL	Construction Type:	Concrete	Unfinished Mezz:	
Term:	3-5 years	Const Status/Year Blt:	Existing / 1985	Include In Available:	
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	55 / Ratio: 1.8:1/	Vacant:	Yes
Taxes:	\$241,508 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Long Beach/Harbor Cities
Zoning:	IM			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 #: 40820431

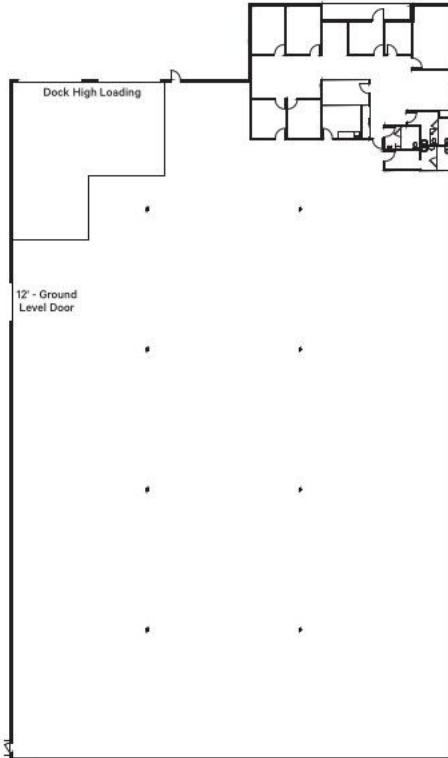
Listing Date: 07/29/2024

FTCF: CB250N000S000

Notes: NNN fees approximately \$0.27 PSF per month. Sprinkler calc: 0.42/3000 GPM. Tenant to verify all building specifications. Taxes are for the entire property. 4.5% Procuring Broker Fee for 3+ year leases signed by August 31, 2026.

FOR LEASE - 31,264 SF

Long Beach Industrial - 2220 E. Artesia Blvd., Long Beach



Contact Us

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Asset Management by:

CBRE

DWS

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