

Available SF 4,568 SF

Industrial For Lease

Building Size 29,092 SF



Property Name:

Long Beach Industrial

Address:

2370 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: \$4,522  
Lease Rate/SF: \$0.99  
Lease Type: NNN / Op. Ex: \$0.27  
Available SF: 4,568 SF  
Minimum SF: 4,568 SF  
Prop Lot Size: POL  
Term: 3-5 Years  
Sale Price: NFS  
Sale Price/SF: NFS  
Taxes: \$254,795 / 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: 9 / Ratio: 2.0:1/  
Rail Service: No  
Specific Use: Warehouse/Office

Office SF / #: 1,709 SF / 4  
Restrooms: 2  
Office HVAC: Heat & AC  
Finished Ofc Mezz: 948 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 #: 44571671

Listing Date: 03/24/2026

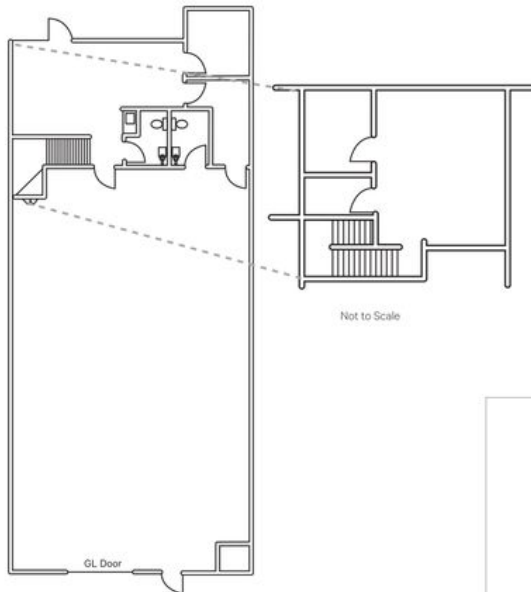
FTCF: CB250N000S000

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. Tenant to verify all building specifications. Taxes are for the entire project. 5% Procuring Broker Fee for 3+ year leases signed by August 31, 2026.

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For Lease - 4,568 SF



## Contact Us

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Asset Management by:



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