

Available SF 52,328 SF

Industrial For Lease

Building Size 52,328 SF



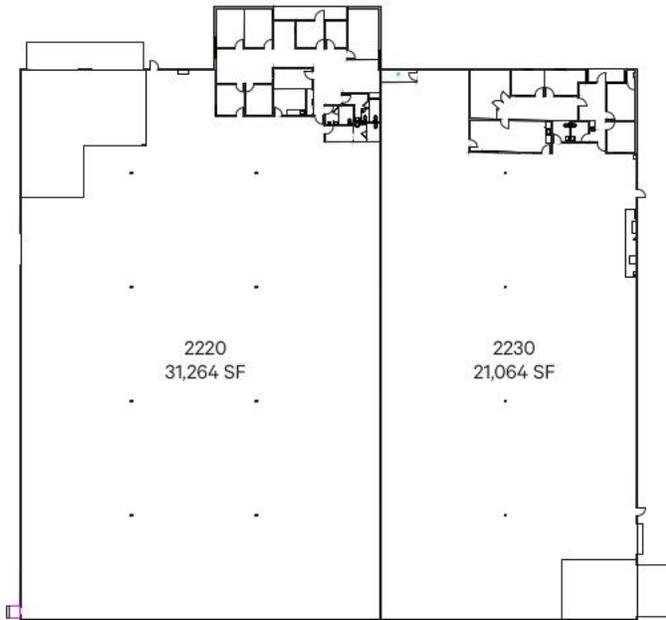
Property Name: Artesia Business Centre
Address: 2220-2230 E Artesia Blvd, Long Beach, CA 90805
Cross Streets: Paramount Blvd/E Artesia Blvd

Professional Business Park Environment
 Central Location Near Mid-Counties & South Bay
 Immediate Access to Artesia (91) Freeway
 Private Fenced Side Yard - 6 Dock High Positions
 Easy Access to Ports, Downtown LA, LAX via 91, 710 & 105 Fwy

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|-------------------------|--|--|------------------------|------------------------------|--------------------------|
| Lease Rate/Mo: | \$65,410 | Sprinklered: | Yes | Office SF / #: | 6,593 SF |
| Lease Rate/SF: | \$1.25 | Clear Height: | 20' | Restrooms: | 4 |
| Lease Type: | NNN / Op. Ex: \$0.27 | GL Doors/Dim: | 2 | Office HVAC: | Heat & AC |
| Available SF: | 52,328 SF | DH Doors/Dim: | 6 / 3 (20'x16') | Finished Ofc Mezz: | |
| Minimum SF: | 52,328 SF | A: 800 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: 76 / Ratio: 1.5:1 | | 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 , Ryan Wengert 310-363-4848 | | | | |
| Listing #: | 40820490 | Listing Date: | 07/29/2024 | FTCF: | CB250N000S000 |
| Notes: | NNN fees approximately \$0.27 PSF per month. Two (2) 400 Amp panels. Sprinkler calc: 0.42/3000 GPM. Tenant to verify all building specifications. Taxes are for the entire property. | | | | |

FOR LEASE - 52,328 SF

Long Beach Industrial - 2220-2230 E. Artesia Blvd.



Asset Management by:



Contact Us

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