

Available SF 4,568 SF

Industrial For Lease

Building Size 29,092 SF



Property Name: Long Beach Industrial
Address: 2300 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
 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: \$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: 5 / **Ratio:** 1.1:1/
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 2,184 SF / 5
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 1,082 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 #: 32993759

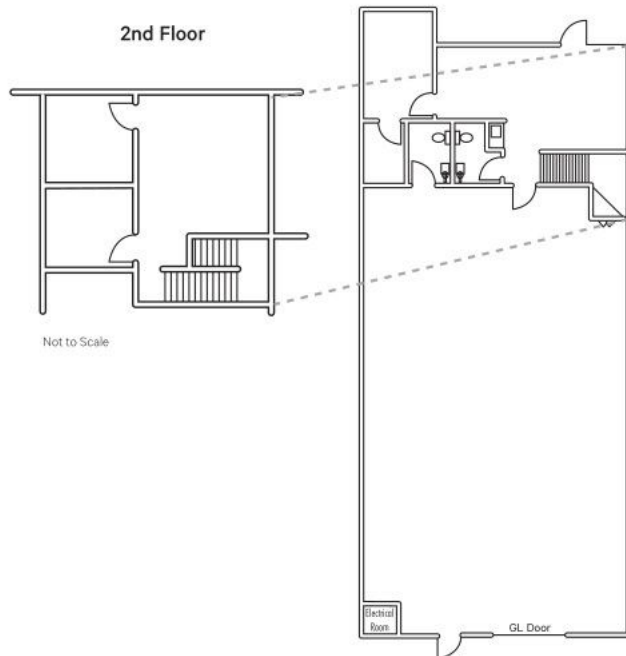
Listing Date: 10/31/2022

FTCF: CB250N000S00

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 entire property. 5% Procuring Broker Fee for 3+ year leases signed by August 31, 2026.

FOR LEASE - 4,568 SF

Long Beach Industrial - 2300 E. Artesia Blvd., Long Beach



Asset Management by:

CBRE

DWS

2221 Rosecrans Avenue • Suite 100 • El Segundo, CA 90245

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