

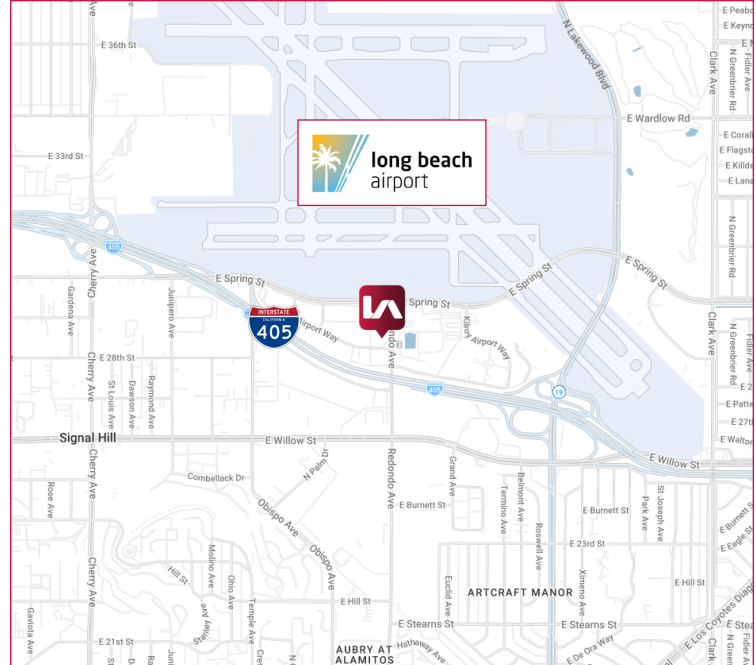


±9,600 SQ. FT. INDUSTRIAL FOR LEASE

2945 REDONDO AVE | LONG BEACH, CA 90806

PROPERTY HIGHLIGHTS

- **Asking Rate:** \$1.50 / SF Gross (\$14,400 / Month)
- ±1,800 SF of office space
- Minimum Clear Height: 14'
- One 12'x12' (1) Ground-Level Door
- 200 amps 277/480v (To be verified by lessee)
- Adjacent to Long Beach Airport & 405 Freeway
- Fenced / Paved Rear Yard
- Zoning: SP-3-IG
- 22 Parking Spaces (2.29 / 1,000 SF)
- Tenant to Verify Information



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

MARK BRUNNER CCIM
Principal | DRE 00761790
mbrunner@leelalb.com
562.354.2534

CONNECT WITH US ON OUR SOCIALS!



www.lee-associates.com



@leeassociateslab

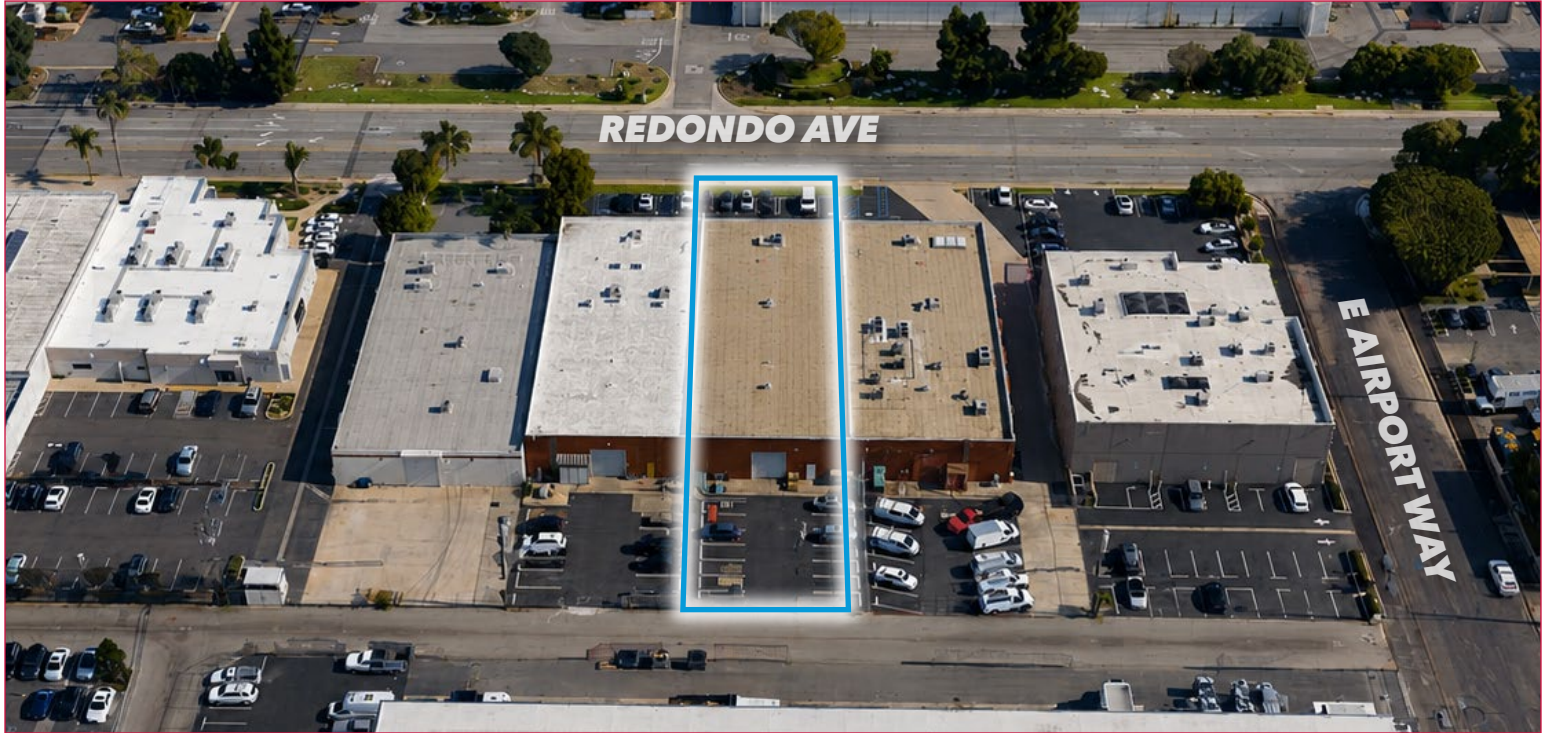


@leeassociateslab



@LeeAssociatesLA

LEE & ASSOCIATES
LOS ANGELES - LONG BEACH INC.
DRE LIC 01069854
5000 E Spring St, Suite 600,
Long Beach, CA 90815



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

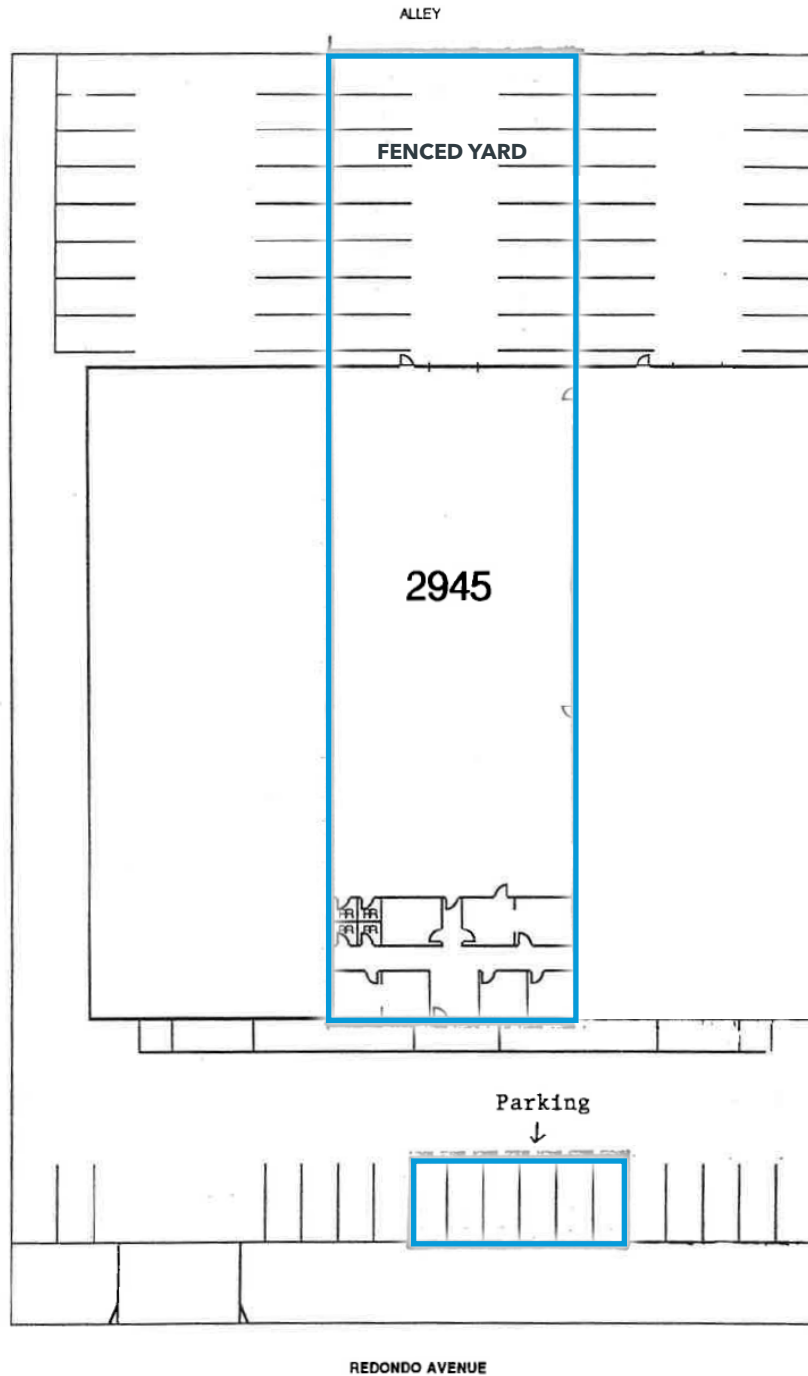
MARK BRUNNER CCIM
Principal | DRE 00761790
mbrunner@leelalb.com
562.354.2534

CONNECT WITH US ON OUR SOCIALS!



LEE & ASSOCIATES
LOS ANGELES - LONG BEACH INC.
DRE LIC 01069854
5000 E Spring St, Suite 600,
Long Beach, CA 90815

SITE PLAN



This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's
measurements independently.

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

MARK BRUNNER CCIM
Principal | DRE 00761790
mbrunner@leelalb.com
562.354.2534

CONNECT WITH US ON OUR SOCIALS!



LEE & ASSOCIATES
LOS ANGELES - LONG BEACH INC.
DRE LIC 01069854
5000 E Spring St, Suite 600,
Long Beach, CA 90815