

Available SF 19,606 SF

Industrial For Lease

Building Size 35,904 SF



Address: 2280 E Curry St, Long Beach, CA 90805

Cross Streets: Cherry Ave/E Curry St

Free Standing CTU Building, Fully Sprinklered
Heavy Well Distributed Power, Private Fenced Yard
Extra Large Bonus Mezzanine - Heavy Weight Capacity
2 Ext. DH Doors and 6 GL Doors
Large Truck/Container Friendly Property
7'7 Freight Elevator - 6000lb Capacity

Lease Rate/Mo: \$28,364
Lease Rate/SF: \$1.45
Lease Type: Gross
Available SF: 19,606 SF
Minimum SF: 19,606 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: IG

Sprinklered: Yes
Clear Height: 14'
GL Doors/Dim: 6
DH Doors/Dim: 2 / Exterior
A: 600 V: 277/480 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1993
Whse HVAC: No
Parking Spaces: 36 / Ratio: 1.8:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 3,334 SF / 5
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 16,298 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Long Beach/Harbor Cities
APN#: 7119-017-006

Listing Company: Gateway Business Properties
Agents: [Andrew Hardin 310-951-0024](mailto:ahardin@gatewaybp.com), [Mike Hilton 310-734-2297](mailto:mhilton@gatewaybp.com)
Listing #: 45086347
Notes: No additional CAM.

Listing Date: 06/16/2026

FTCF: CB250N000S000

2280 E Curry St. Long Beach, CA 19,606 SF Site Plan

