

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-Countries & 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	Sprinklered:	Yes	Office SF / #:	2,184 SF / 5
Lease Rate/SF:	\$0.99	Clear Height:	21'	Restrooms:	2
Lease Type:	NNN / Op. Ex: \$0.25	GL Doors/Dim:	1 / 10'x10'	Office HVAC:	Heat & AC
Available SF:	4,568 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	1,082 SF
Minimum SF:	4,568 SF	A: 200 V: 120/208 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1985	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	No
Sale Price/SF:	NFS	Parking Spaces: 5 / Ratio: 1.1:1/		Vacant:	Yes
Taxes:	\$224,968 / 2022	Rail Service:	No	To Show:	Call broker
Yard:	No	Rail Service:	No	Market/Submarket:	Long Beach/Harbor Cities
Zoning:	IM	Specific Use:	Warehouse/Office	APN#:	7119001019

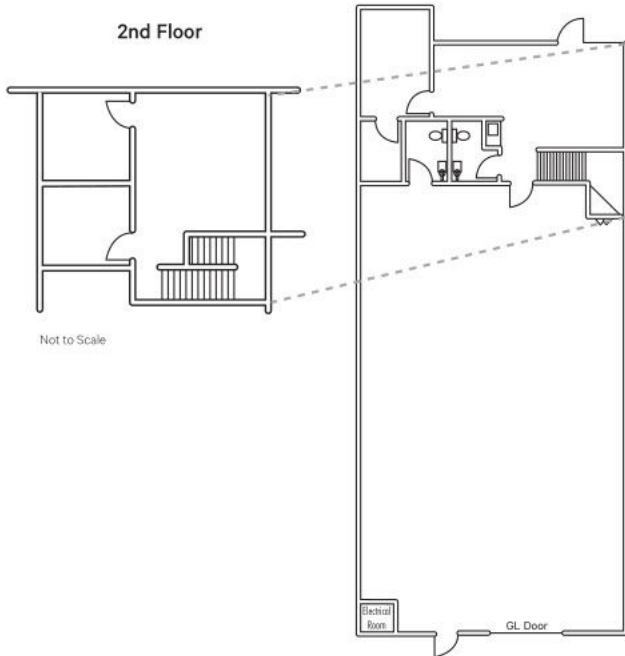
Listing Company: CBRE - El Segundo
Agents: [Greg Dyer 310-363-4953](mailto:greg.dyer@cbre.com), [Ryan Wengert 310-363-4848](mailto:ryan.wengert@cbre.com)

Listing #: 32993759 **Listing Date:** 10/31/2022 **FTCF:** CB250N000S00

Notes: NNN fees approximately \$0.25 PSF per month. Sprinkler calc: 0.21/1500 GPM. Tenant to verify all building specifications. Taxes are for entire property.

FOR LEASE - 4,568 SF

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



Asset Management by:



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

© 2025 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Contact Us

Greg Dyer
Executive Vice President
+1 310 363 4953
greg.dyer@cbre.com
Lic. 01199659

Ryan Wengert
Senior Associate
+1 310 363 4848
ryan.wengert@cbre.com
Lic. 02089469

Valerie Brunner
Client Services Specialist
+1 310 363 4839
valerie.brunner@cbre.com
Lic. 02008616