

Available SF 79,430 SF

Industrial For Lease

Building Size 79,430 SF



Address: 4031 Via Oro Ave, Long Beach, CA 90810

Cross Streets: Via Oro Ave/E Carson St

Corporate Headquarters Facility
53,246 SF of Two-Story Office
Close Proximity to Ports of Los Angeles & Long Beach
Immediate Access to 405 & 710 Freeways

Lease Rate/Mo: TBD
Lease Rate/SF: TBD
Lease Type: NNN
Available SF: 79,430 SF
Minimum SF: 79,430 SF
Prop Lot Size: 3.80 Ac / 165,528 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$215,340 / 2025
Yard: Fenced / Paved
Zoning: PD-26

Sprinklered: Yes
Clear Height: 32'
GL Doors/Dim: 4
DH Doors/Dim: 0
A: 3000 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1997R17
Whse HVAC: Yes
Parking Spaces: 328 / Ratio: 4.1:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 53,246 SF
Restrooms: 26
Office HVAC: Heat & AC
Finished Ofc Mezz: 24,120 SF
Include In Available: Yes
Unfinished Mezz: 11,968 SF
Include In Available: Yes
Possession: 02/01/2027
Vacant: No
To Show: Call broker
Market/Submarket: Carson/Compton
APN#: 7310-015-025

Listing Company: CBRE - El Segundo

Agents: [Tres Reid 310-363-4948](mailto:Tres.Reid@cbre.com), [Bob Healy 310-880-8171](mailto:Bob.Healy@cbre.com), [Lauren Lightbourn 310-633-0163](mailto:Lauren.Lightbourn@cbre.com), [Caroline Reid 310-947-4219](mailto:Caroline.Reid@cbre.com)

Listing #: 45444510

Listing Date: 08/12/2026

FTCF: CB000N000S000

Notes: Call brokers for commission information. 26,184 SF auto lab and 53,246 SF of two-story office. 3000 Amps plus 4000 Amps to EV chargers. Lessee to verify all building specifications.

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Long Beach, CA 90810

79,430 SF Available For Lease



Contact Us

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