

Available SF 9,560 SF

Industrial For Lease

Building Size 9,560 SF


Address: 1654 Long Beach Ave, Los Angeles, CA 90021

Cross Streets: Long Beach Ave/E Washington Blvd

One of The Best Bldg's Avail, in The Downtown Market
Attractive Mezzanine Offices, Suitable For The Design Room
Just Seconds Off the 10 Fwy
24' Clear / 19 Car Parking / Fire Sprinklers

Lease Rate/Mo: \$11,987
Lease Rate/SF: \$1.25
Lease Type: Gross
Available SF: 9,560 SF
Minimum SF: 9,560 SF
Prop Lot Size: 0.32 Ac / 14,000 SF
Term: 3-5 Yrs w/COLA'S
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Yes
Zoning: MR2-2

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 2 / 12'x14'
DH Doors/Dim: 0
A: 400 V: 120/240 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 2001
Whse HVAC:
Parking Spaces: 19 / **Ratio:** 2.0:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 3,044 SF / 7
Restrooms: 4
Office HVAC:
Finished Ofc Mezz: 2,034 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: CBD
APN#: 5167-002-055

Listing Company: North American Commercial Properties

Agents: [Kee Kwon 213-220-7904](mailto:keekwon@northamericanprop.com)
Listing #: 45434878

Listing Date: 08/11/2026

FTCF: CB000N000S000

Notes: Call broker for commission information. Lessee shall verify all information stated herein. Call kee for showing (213) 220-7904.
