

Available SF 3,326 SF

Industrial For Lease

Building Size 29,092 SF



Property Name: Long Beach Industrial
Address: 2350 E Artesia Blvd, Long Beach, CA 90805
Cross Streets: Paramount Blvd/Artesia Blvd

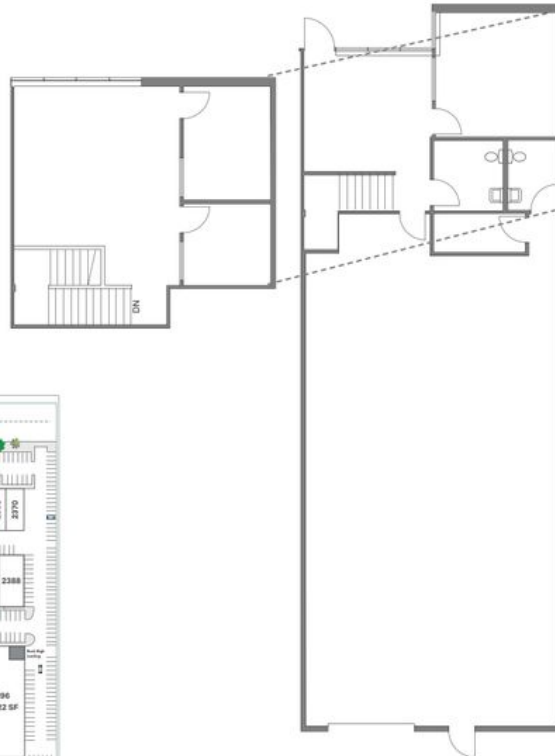
\$0.99 PSF/Mo for the First Year; \$1.35 PSF/Mo Yr 2
 Central Location Near Mid-Counties/South Bay/Orange County
 Immediate Access to Artesia (91) Freeway
 Main Street Frontage on Artesia Blvd
 Easy Access to Ports, Downtown, LAX via 91, 710 & 105 Fwys
 Professionally Managed by DWS & Transwestern

Lease Rate/Mo:	\$3,293	Sprinklered:	Yes	Office SF / #:	1,286 SF / 4
Lease Rate/SF:	\$0.99	Clear Height:	21'	Restrooms:	2
Lease Type:	NNN / Op. Ex: \$0.27	GL Doors/Dim:	1 / 10'x10'	Office HVAC:	Heat & AC
Available SF:	3,326 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	712 SF
Minimum SF:	3,326 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:	30 Days
Sale Price/SF:	NFS	Parking Spaces: 6 / Ratio: 1.8:1		Vacant:	Yes
Taxes:	\$254,795 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Long Beach/Harbor Cities
Zoning:	NI-1			APN#:	7119-001-019

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 #: 44571631 **Listing Date:** 03/24/2026 **FTCF:** CB250N000S000
Notes: NNN fees approximately \$0.27 PSF per month. Sprinkler calc: 0.21/1500 GPM. Additional parking for autos or vans/small trucks, etc. can potentially be made available. Tenant to verify all building specifications. Taxes are for the entire project.

Long Beach Industrial
2350 E. Artesia Blvd | Long Beach, CA 90805

For Lease - 3,326 SF



Contact Us

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Asset Management by:



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