



For Lease

\$16,541.70 Per Month
(\$1.05 PSF)
Op Ex \$6,301.60 (\$0.40 PSF)

Contact us:

Lary Carlton

Senior Vice President
+1 562 547 8994
lary.carlton@colliers.com

Kyle Degener

Senior Vice President
+1 310 617 8694
kyle.degener@colliers.com

Amanda DePierro

Associate Vice President
+1 310 321 1817
amanda.depierro@colliers.com

Colliers

2141 Rosecrans Ave, Suite 1120
El Segundo, CA 90245
P: +1 310 321 1000

2500 Mira Mar Ave Long Beach, CA 90815

Long Beach Business Center

Features

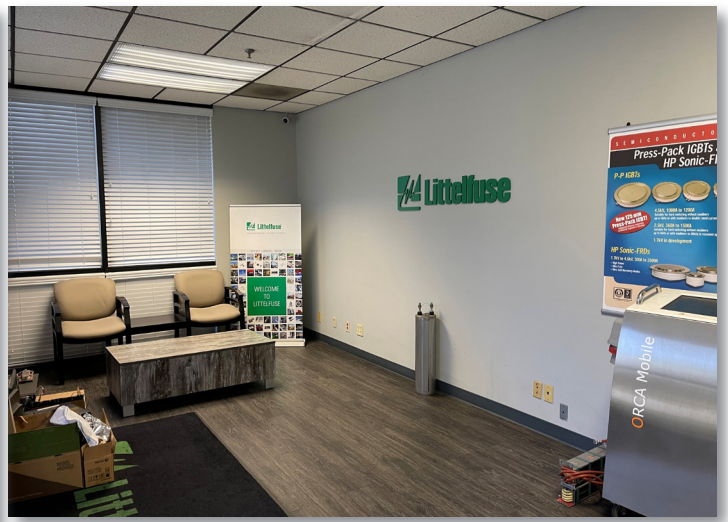
- Building: ±15,754 SF
- Land Size: ± 32,039 SF (±0.73 Acres)
- Office Size: ± 4,213 SF (can be reduced)
- Special Features: ± 5,461 SF Lab Space/R&D (can be removed)
- Warehouse: Potential to expand warehouse SF by removing lab space
- Loading: 1 Dock High (Indentured Well) 1 Ground Level Door
- Clearance: ± 18' - 20' 6"
- Power: ± 600 Amps
- Fire Sprinklered: Yes
- Lights: LED
- Yard: Well Maintained Asphalt Parking Lot
- Parking: ± 41
- Year Built: 1981
- Zoning: LBPD7
- Professionally Managed Property
- APN: 7218-002-008

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. Colliers International Greater Los Angeles, Inc.

Exterior Photos

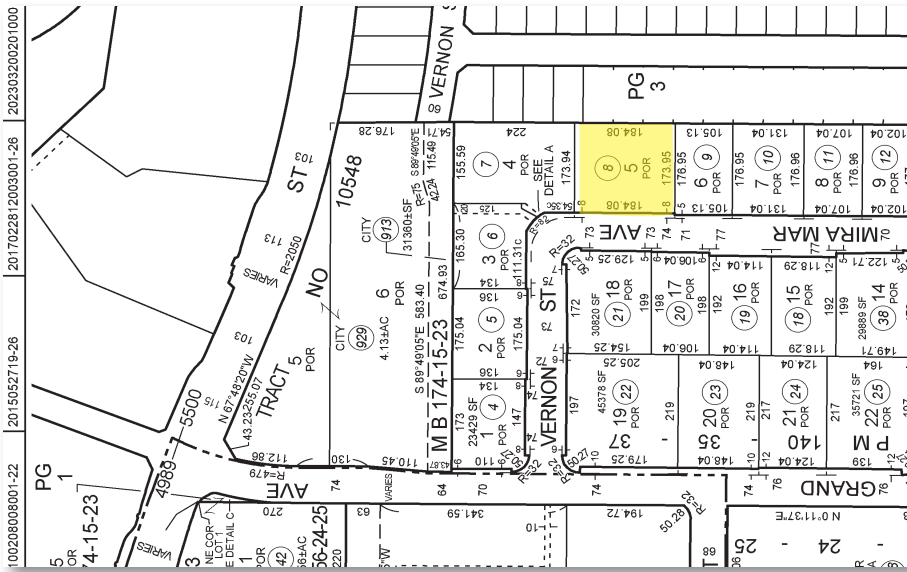


Interior Photos

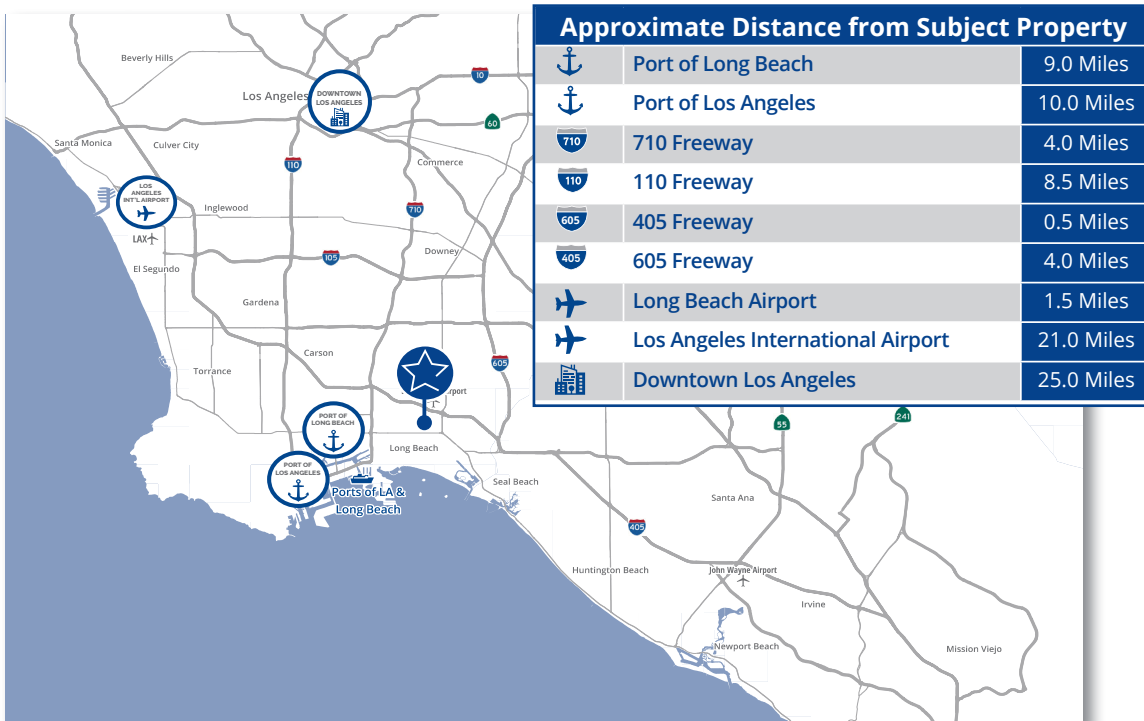


Location

Parcel Map



Road Map



Demographics

Long Beach is a charming city located within the Los Angeles County. As of 2020, it stands as the seventh-most populated city in California, holding a population of more than 460,000 residents. It is well-recognized for its beautiful waterfront landmarks, diverse crowds, historic nature and houses one of the world's largest shipping ports, the Port of Long Beach.

This coastal region offers locals and tourists ample opportunity for several deep-sea adventures, tours of local breweries, a vibrant dining and nightlife, as well as nearby vacation retreats. Because it is near the 5, 405 and 710 freeways, and Long Beach airport, Long Beach is a commuter's dream. Neighboring cities include Seal Beach, Carson, Lakewood, Torrance and Cypress.

With a robust economy, Long Beach delivers a solid workforce. Its top employer is the Long Beach Unified School District, retaining more than 12,000 employees. Other reputable businesses include Molina Healthcare, Long Beach City Hall, Denso Sales California, Inc., as well as Lineage Logistics and Westin Hotels & Resorts. There is a prominent construction, industrial and manufacturing presence in this beach town, with recent news announcing the opening of Relativity Space's new one million square-foot headquarters at the previously occupied Boeing facility.

