

FOR SALE

NNN LEASED INVESTMENT

6001 OBISPO AVE, LONG BEACH, CA 90805

**±7,631 SF Industrial Building Situated
on ±2.49 Acres (±108,635 SF) of Land**



- > \$7 Billion Tenant - Brand Energy Services
- > Current Rent: \$86,657.13 per month NNN, increasing to \$89,256.84 per month NNN effective August 1, 2026
- > \$15,000,000
- > Lease Expires 7/31/27
- > LBIG Zoning



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Property Aerial



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Property Photos



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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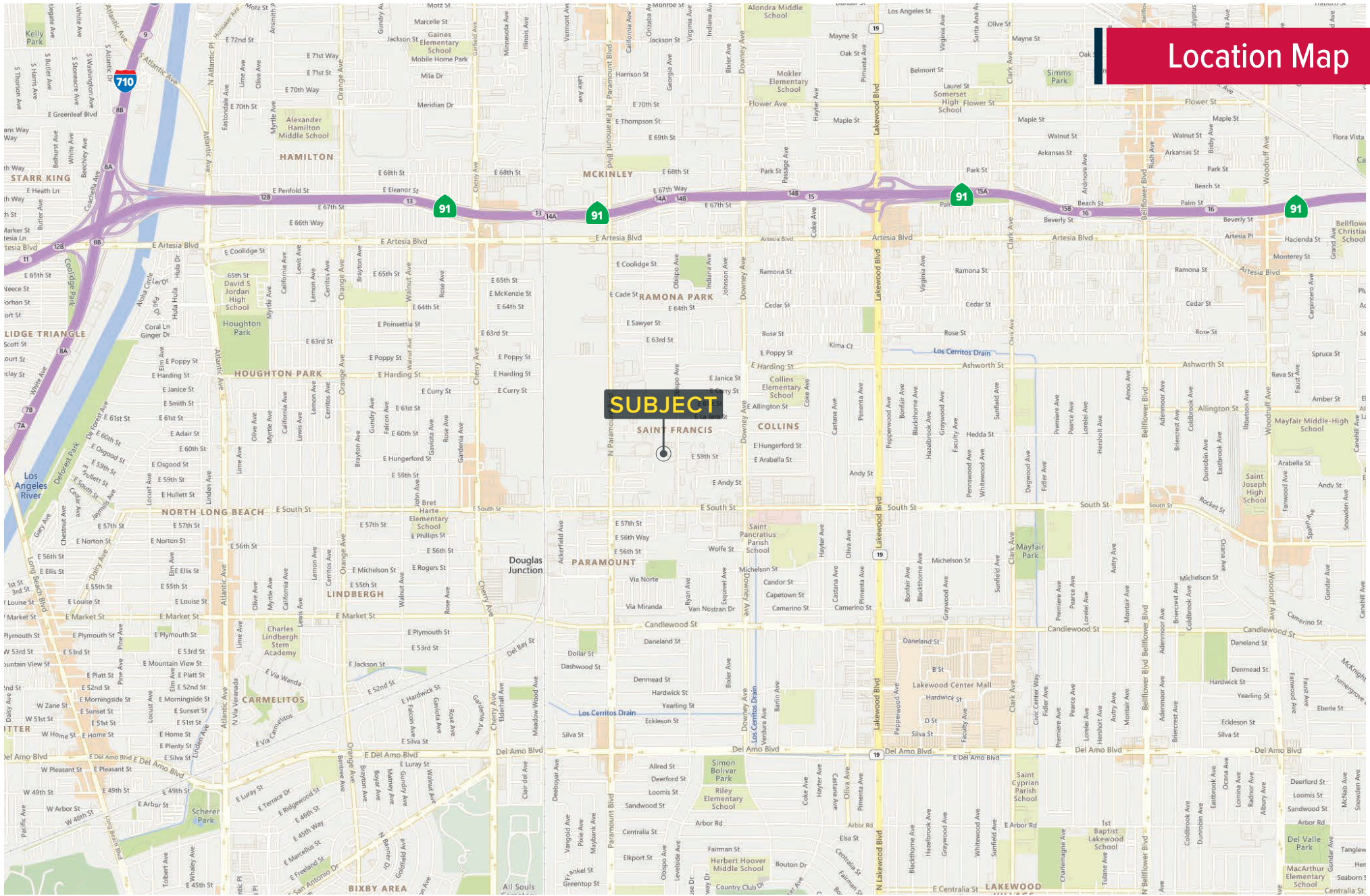


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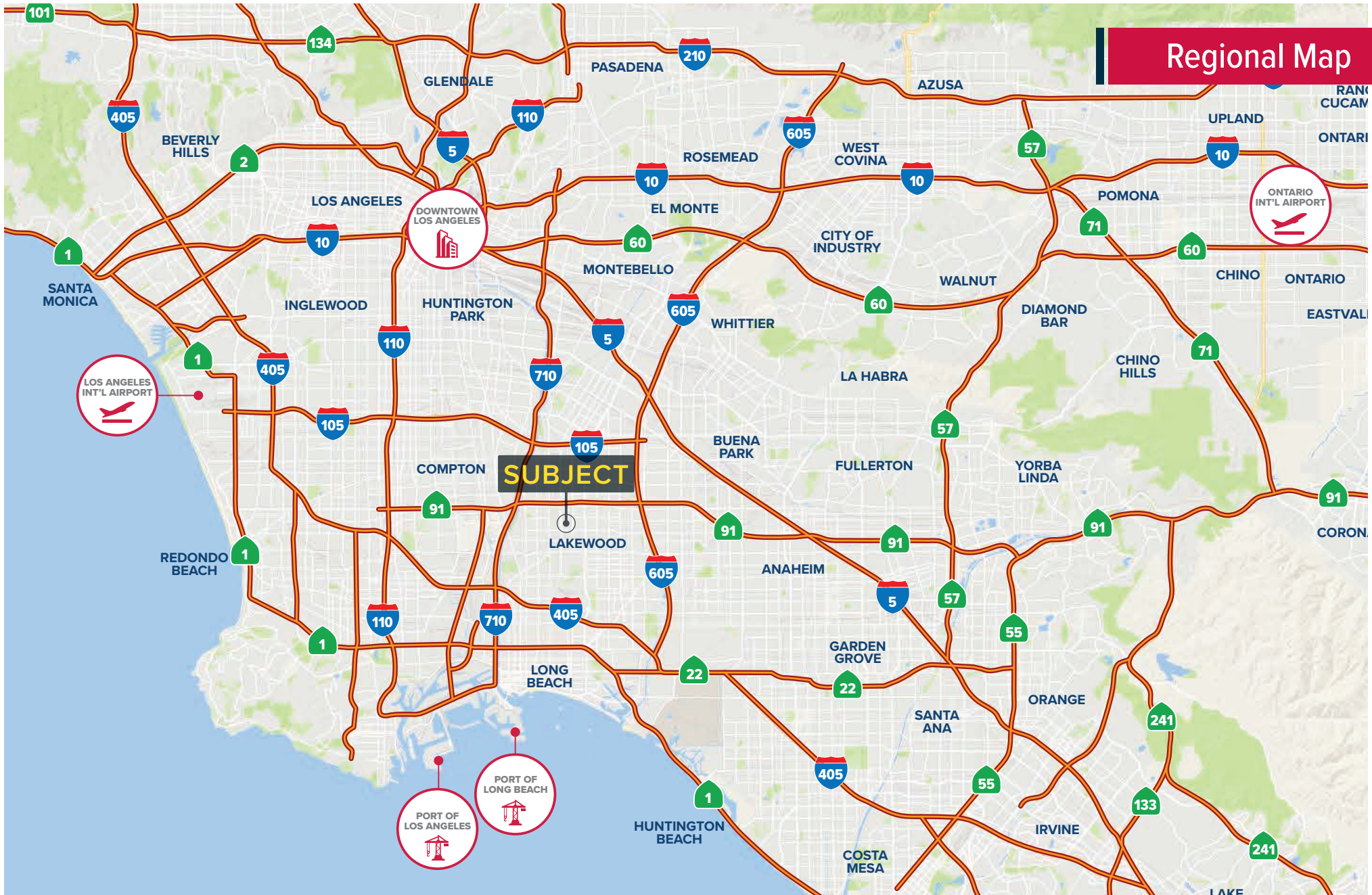
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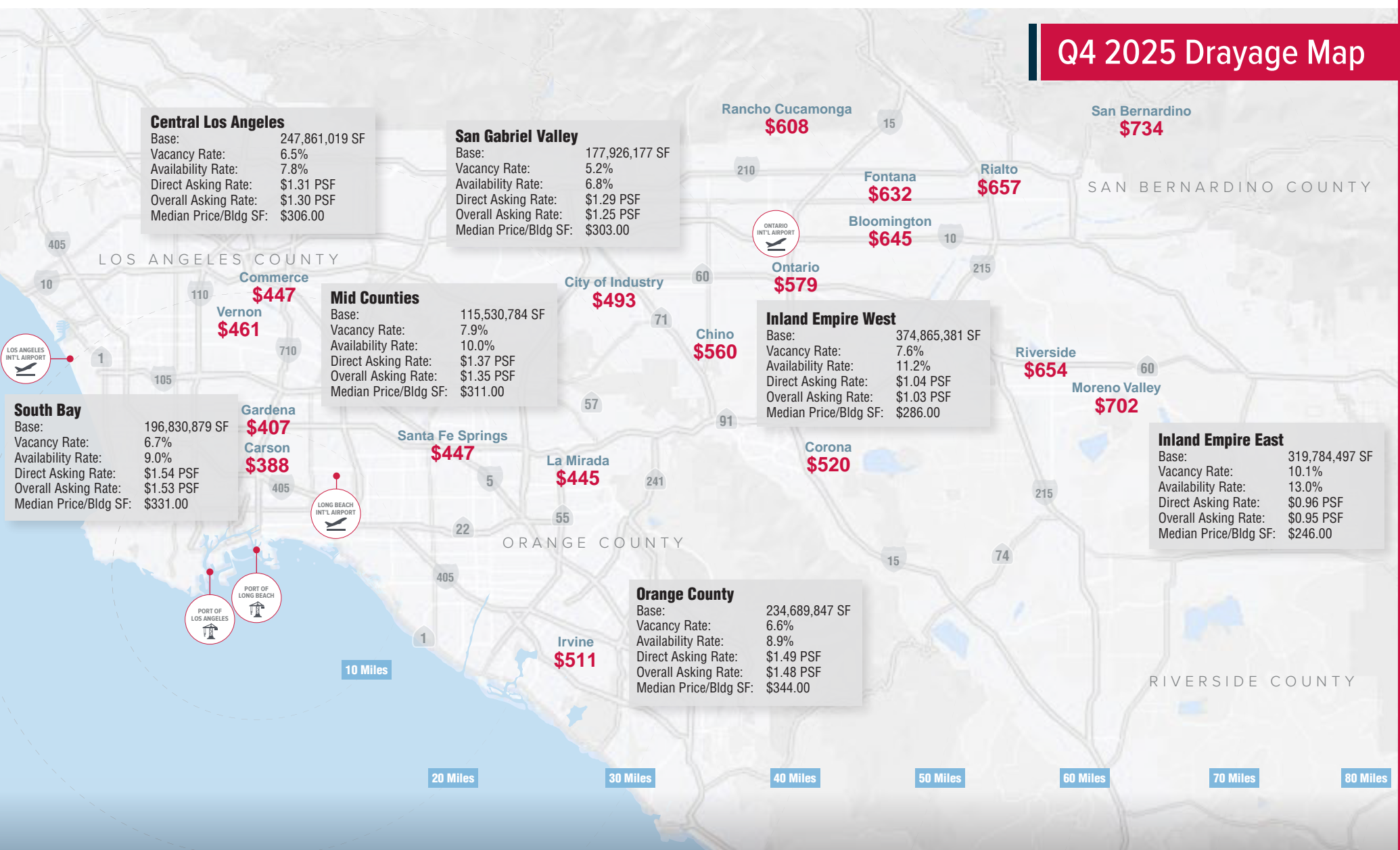
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Q4 2025 Drayage Map



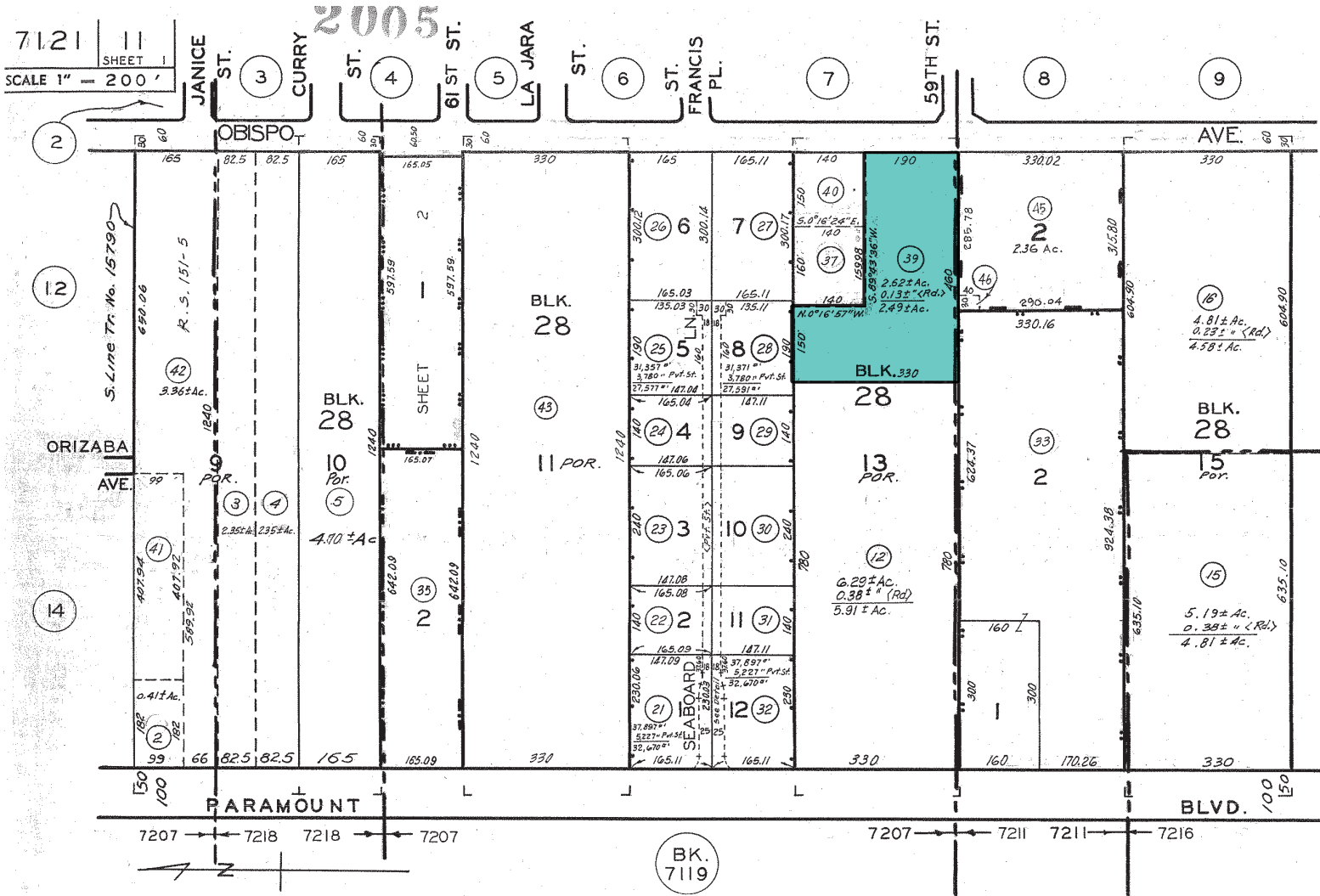
PREPARED BY:
LAC-I Research
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lmammen@lee-associates.com

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Sources: LAC-I Research, CoStar, Drayage Directory
Drayage Rates reflect base and fuel costs only
Based on a survey and sale comps of industrial properties 5,000 SF+

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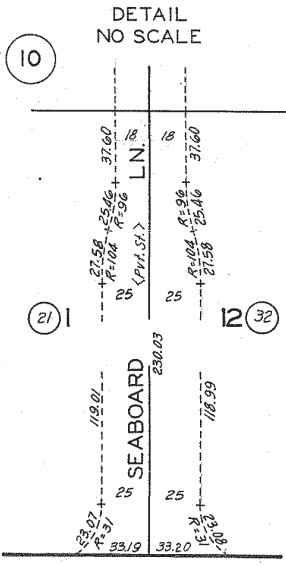
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Parcel Map

- REVISIONS: 10-10-62, 691118503, 700203, 700820502, 700911214, 701002669, 701029203, 701120309, 710127232, 710327601, 710903213, 720329222, 740207602, 740906, 800209, 820519101, 820703201, 841204910-85, 851017104-85L, 851022611-85L, 89030702006001, 9102409003601-27, 97011410004001-27



CALIFORNIA COOPERATIVE COLONY TRACT PARCEL MAP

CONDOMINIUM PARCEL MAP P.M. 321-23-24

M.R. 21-15-16

P.M. 153-64-65 Street lines per M.R. 21-15-16 are considered the lot lines in this tract, although the divisions of some lots are measured from the center lines of the streets.

PARCEL MAP RECORD OF SURVEY PARCEL MAP P.M. 151-53-54 R.S. 86-15 P.M. 177-65-66

ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.

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