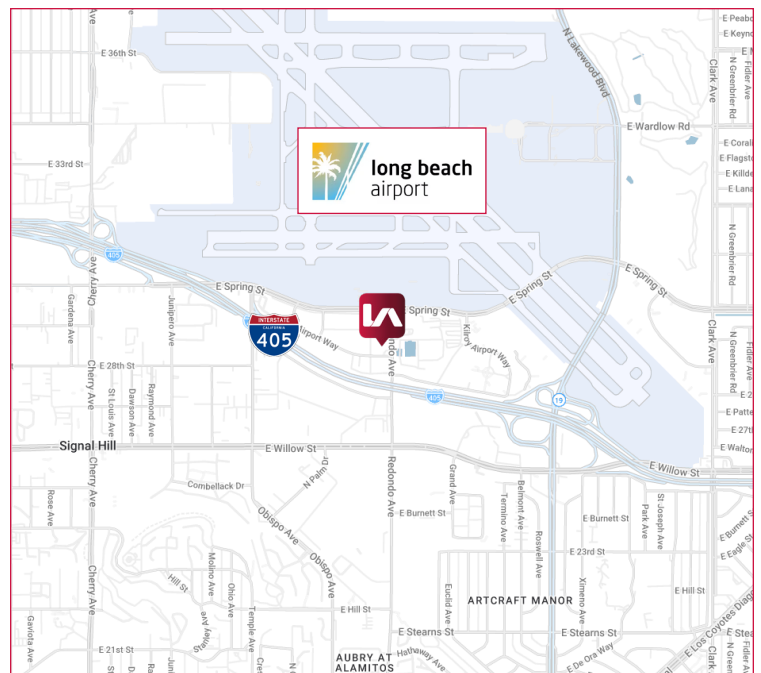




**±9,600 SQ. FT. INDUSTRIAL FOR LEASE**  
**2945 REDONDO AVE | LONG BEACH, CA 90806**

**PROPERTY HIGHLIGHTS**

- **Asking Rate:** \$1.60 / SF Gross (\$15,360 / Month)
- ±1,800 SF of office space
- Minimum Clear Height: 14'
- One 12'x12' (1) Ground-Level Door
- 200 amps 277/480v (To be verified by lessee)
- Adjacent to Long Beach Airport & 405 Freeway
- Fenced / Paved Rear Yard
- LBIG Zoning
- 22 Parking Spaces (2.29 / 1,000 SF)
- Tenant to Verify Information



**LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.**

**MARK BRUNNER** CCIM  
 Principal | DRE 00761790  
 mbrunner@leelalb.com  
 562.354.2534

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**LEE & ASSOCIATES**  
**LOS ANGELES - LONG BEACH INC.**  
 DRE LIC 01069854  
 5000 E Spring St, Suite 600,  
 Long Beach, CA 90815



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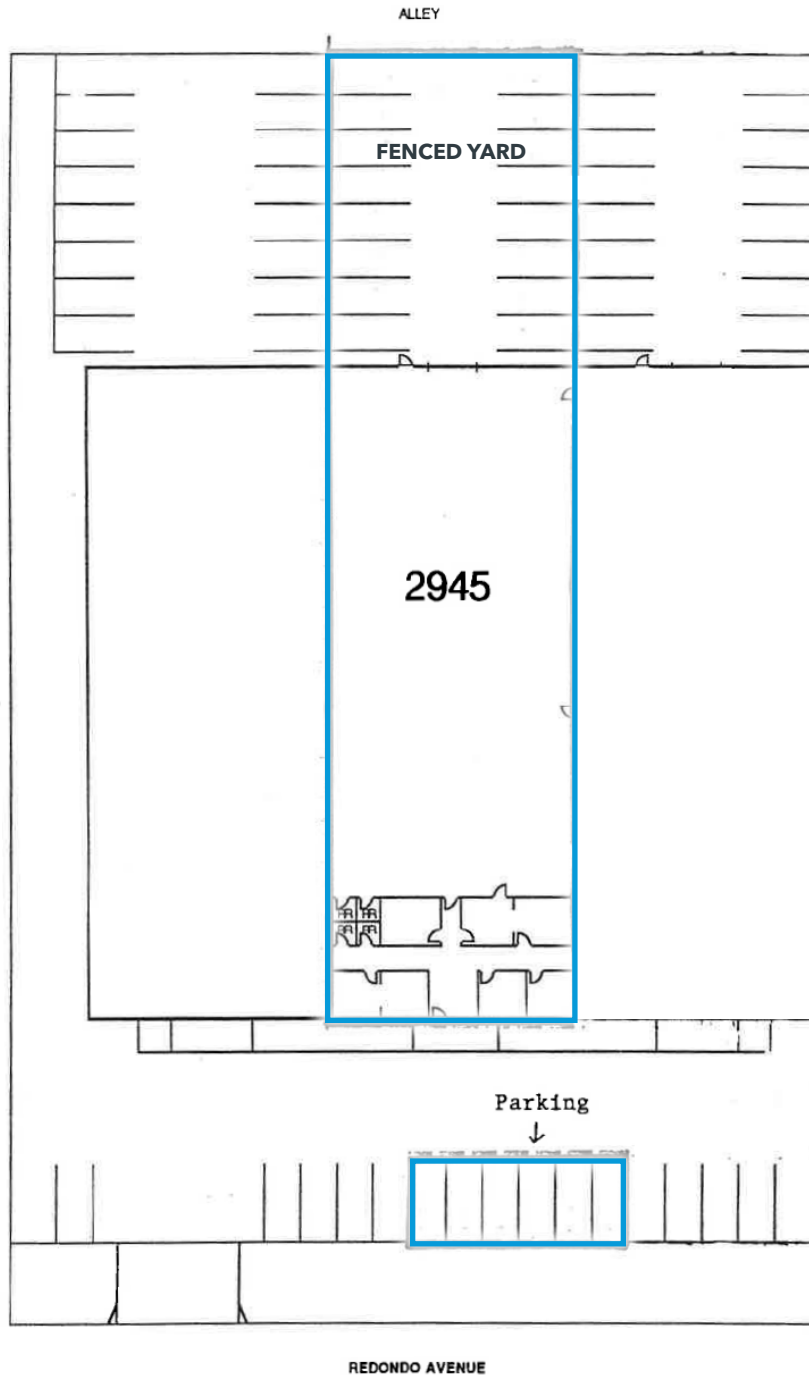
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**SITE PLAN**



This plan and its measurements are approximate and not up to scale.  
It is the responsibility of the buyer/lessor to verify the property's  
measurements independently.

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