

4031 VIA ORO AVENUE
LONG BEACH / CA 90810



79,430 SF For Lease

+ Office: ±53,246 SF

+ Auto Lab: ±26,184 SF

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CBRE

Property Overview

4031 Via Oro

4031 Via Oro Avenue in Long Beach is a 79,430 square foot single-tenant industrial property situated on a 3.80 acre parcel. Built in 1985 and renovated in 2017, the property is zoned PD-26(1) allowing for a variety of industrial uses in a master planned business park environment. The property benefits from its strategic location in Long Beach at the confluence of two major freeways allowing for excellent access to the Ports of Los Angeles and Long Beach as well as the entire LA Basin and Orange County. These attributes make it an ideal site for businesses involved in advanced manufacturing, research and development, or international trade.

Strategically located asset in the heart of the South Bay market.



Building Specifications

Address	4031 Via Oro Long Beach, CA
Property Type	Industrial – Auto Lab
Building Size	±79,430 SF
Office	±53,246 SF
Auto Lab	±26,184 SF
Lot Size	3.80 Acres
Zoning Information	PD-26(1) - West Long Beach Business Parks Development Plan
Year Built / Renovated	1997 / 2017
Number of Floors	2
Ceiling Height	32'
Parking	328
Loading Docks	4 GL Doors
Power	3,000 Amps, 277/480 Volts + 4,000 Amps to EV Chargers
HVAC & Utilities	To be Verified with Inspection
Sprinklers	Yes
Building Amenities	Free standing Office/Auto Lab building with a fenced perimeter and gated entrance.



Floor Plan

1st Floor | 4031 Via Oro Ave

WAREHOUSE/AUTO
LAB SIZE

±26,184 SF

OFFICE SIZE

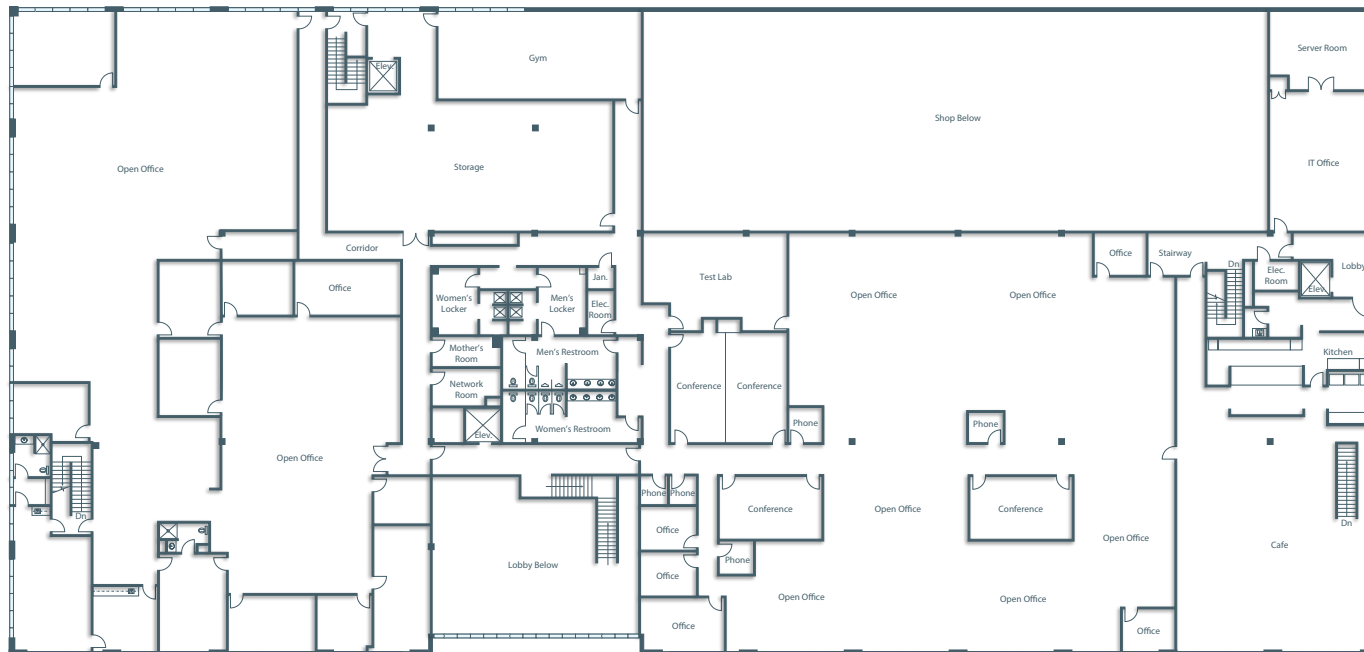
±17,158 SF



Floor Plan

2nd Floor | 4031 Via Oro Ave

OFFICE SIZE
±36,088 SF

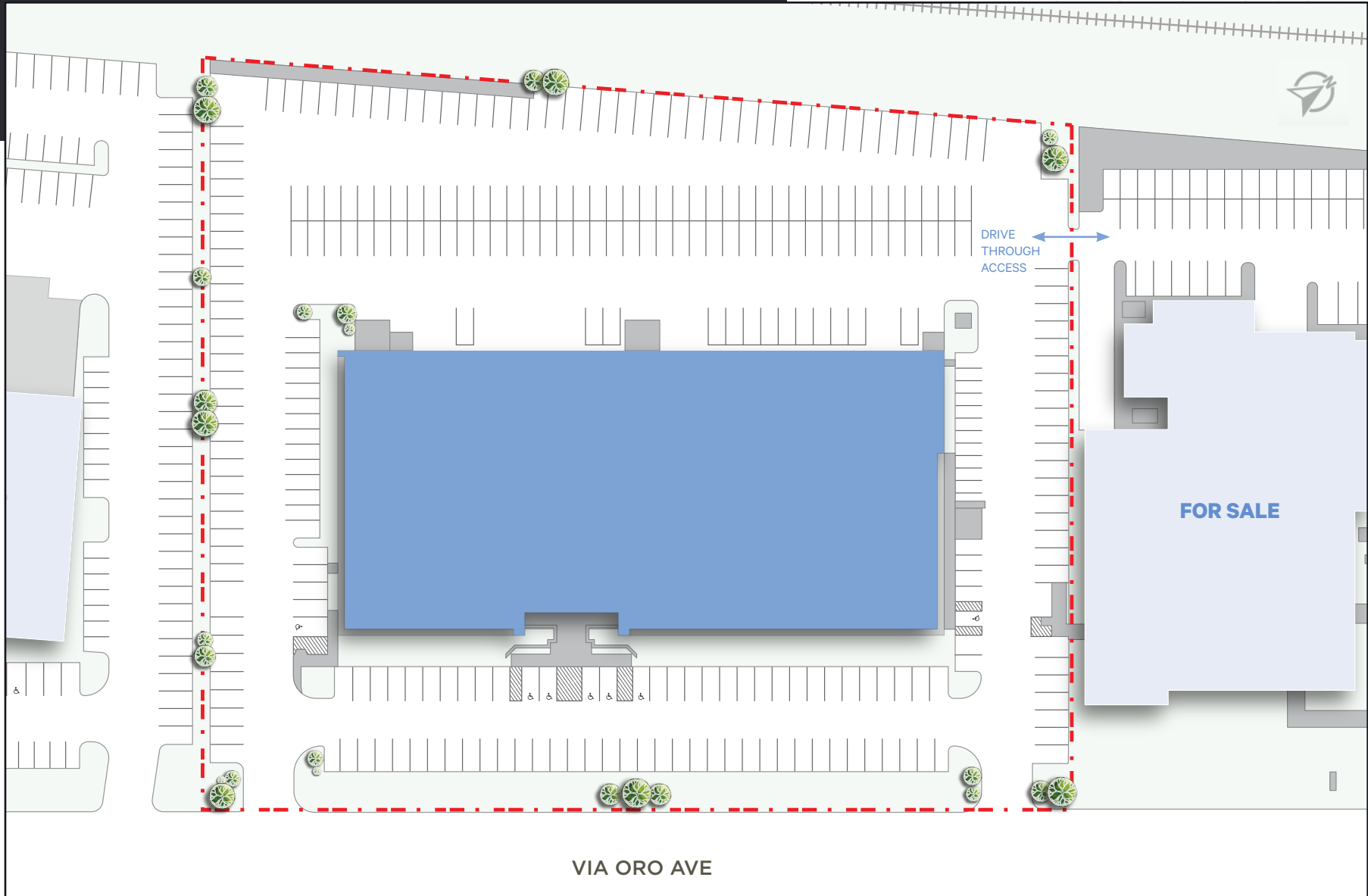


Site Plan

4031 Via Oro Ave

SQUARE FOOTAGE

79,430 SF



Interior Photos



▲ DOWNTOWN LOS ANGELES



Business Park Environment

Situated in a thriving Long Beach business corridor with on-site parking.



Freeway Accessibility

Convenient access to major freeways (I-405, I-710) for streamlined commutes and efficient distribution.



Favorable Zoning & Power

Zoning provides a variety of industrial uses + heavy power of 3,000 Amps and 4,000 Amps to EV chargers.

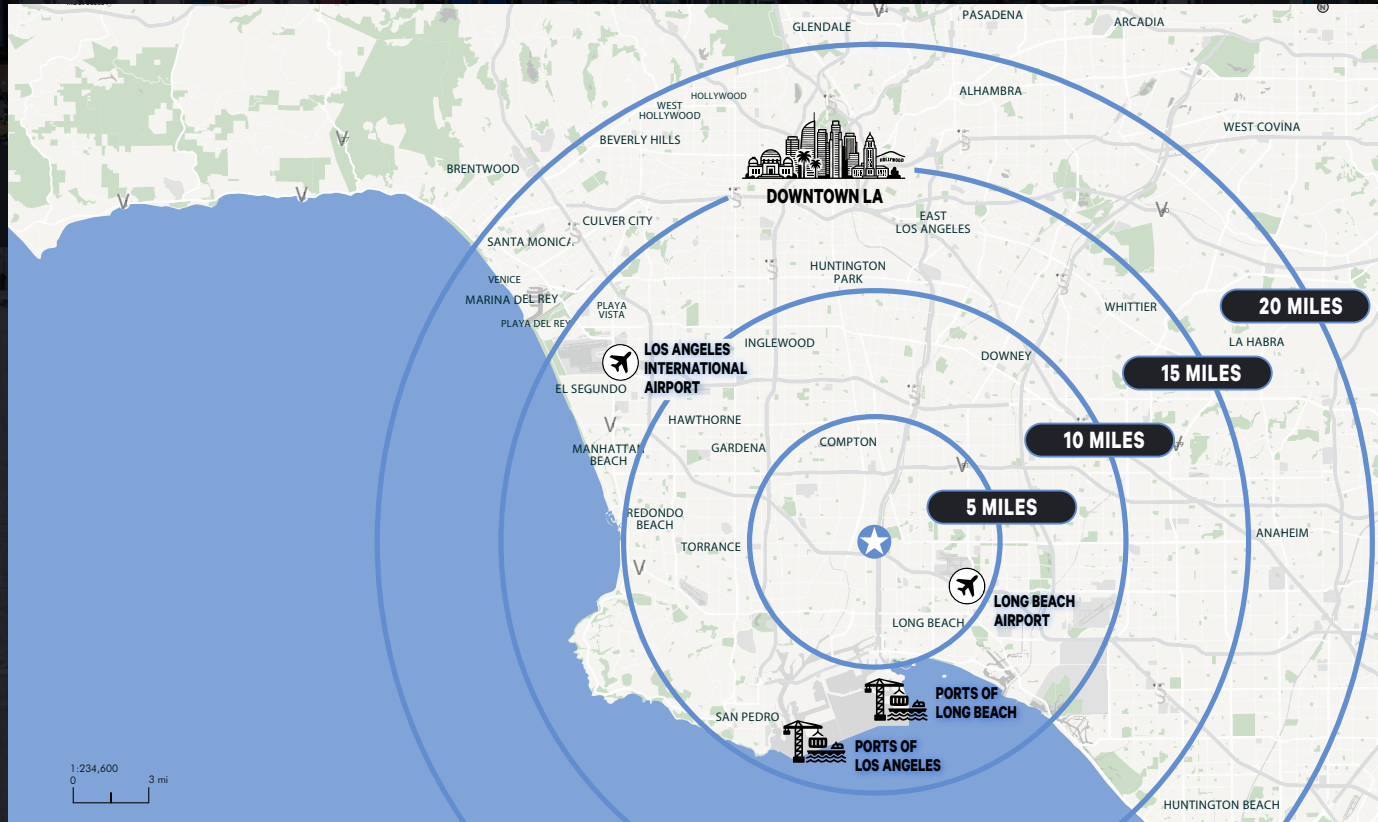


Unrivaled Port Access

Less than 10 miles from the Ports of LA and Long Beach. This strategic position is a significant advantage for companies involved in international trade.

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KEY DISTANCES

AIRPORTS

LOS ANGELES INTERNATIONAL AIRPORT	16.7 MILES
LONG BEACH AIRPORT	6.6 MILES

FREEWAYS

I-405	2.3 MILES
I-605	9 MILES
I-710	2 MILES
I-110	7 MILES

PORTS

PORT OF LOS ANGELES	10.5 MILES
PORT OF LONG BEACH	8 MILES

	5 MILES	10 MILES	15 MILES	20 MILES
POPULATION	622,909	2,391,106	4,401,387	7,065,843
HOUSEHOLDS	202,262	788,188	1,453,717	2,475,449
MEDIAN AGE	36.8	37.5	37.5	38.0
AVERAGE HOUSEHOLD SIZE	3.01	2.98	2.97	2.80
AVERAGE HOUSEHOLD INCOME	\$106,569	\$118,359	\$119,831	\$125,221
AVERAGE PROPERTY VALUE	\$750,215	\$872,656	\$922,943	\$996,722
NUMBER OF EMPLOYEES	266,012	801,900	1,694,961	3,042,065

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