



WALNUT AVENUE BUSINESS PARK

INDUSTRIAL/FLEX FOR LEASE

1400 - 1520 E 33RD ST
3259 - 3299 WALNUT AVE
SIGNAL HILL, CA 90755

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



MAX P. EDDY
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PROPERTY EXTERIOR

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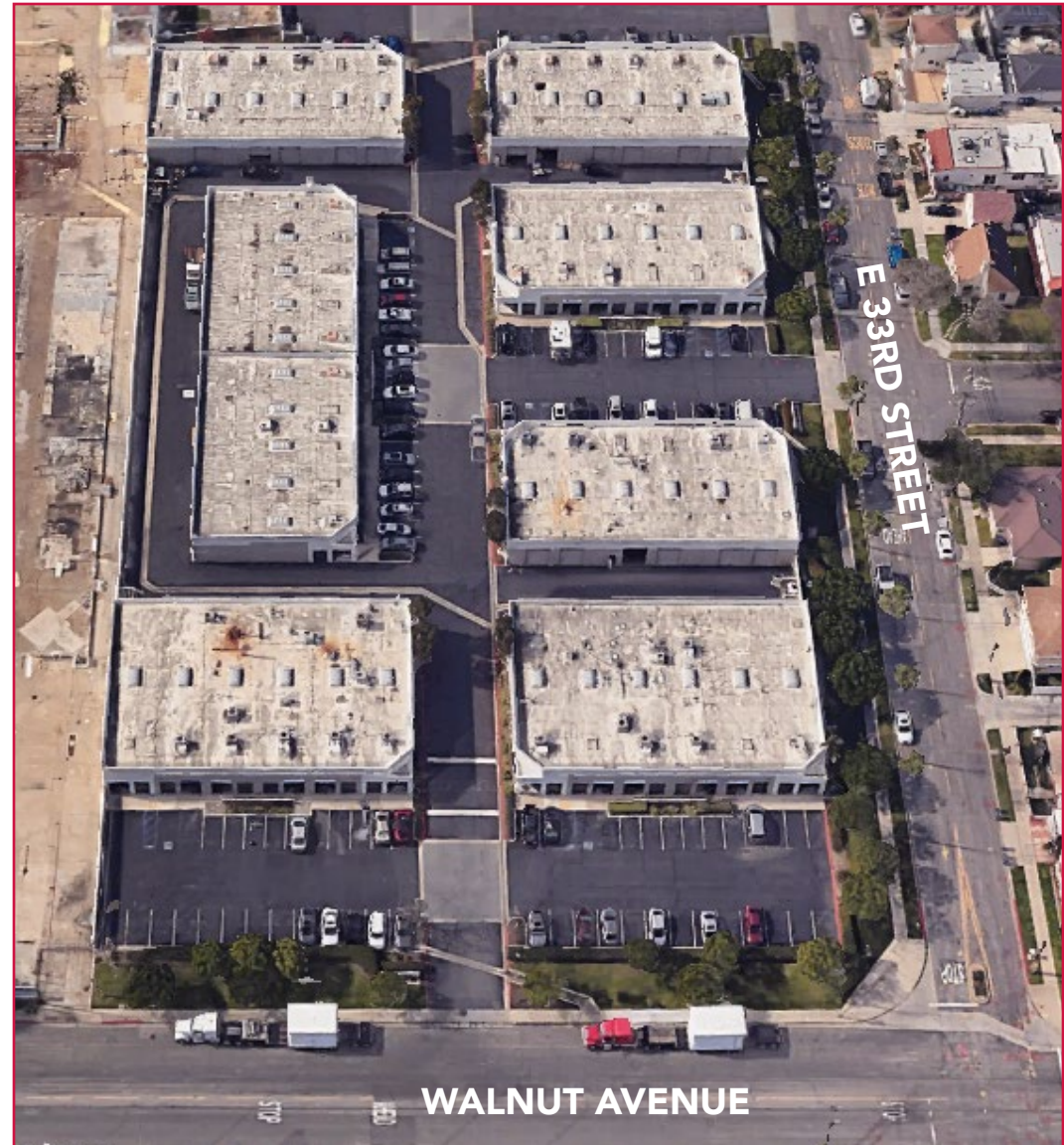
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PROPERTY HIGHLIGHTS

1400 - 1520 E 33RD ST, SIGNAL HILL, CA 90755
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- Available: ±2,720 SF - ±5,440 SF
- Walnut Avenue Business Park is strategically located in the Southeast section of the South Bay Industrial submarket. The City's major boulevards intersect the 405 Freeway to the north and the 710 freeway to the west, and within minutes to the Ports of Long Beach & Los Angeles.
- Professionally Managed Flex/Industrial Business Park
- Adjacent to Douglas Park Master Planned Development & Long Beach Airport
- Local Amenities - Long Beach Airport, Costco, Home Depot, Restaurants, Entertainment
- Excellent 405 Freeway Access
- 2 per 1,000 SF parking spaces
- Each unit is individually metered for electricity
- Lease Type: NNN. Lease Rates are quoted as the total "all in" PSF rate but we will transact a Triple Net deal on the Net equivalent reflecting the projects \$.63 PSF Monthly Operating Expenses.
- Water, Trash, & Landscaping is included in the Operating Expenses.
- Zoning: LI ([Click Here for Allowable Uses](#))



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AVAILABLE SPACES

1400 - 1520 E 33RD ST, SIGNAL HILL, CA 90755
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Suite	Size	Rate	Description	Virtual Tour
1458-60 E. 33rd St	±2,720 SF	\$1.90/SF (\$5,168.00) Total Per Month (\$1.27 + \$0.63 OPEX)	<ul style="list-style-type: none"> • Available Now • ±1,809 SF of Warehouse & 3 Private Offices • 13' Clear Height • Two (2) 10' x 12' GL Doors • 125 Amps, 240 V, 3 Phase Power 	VIEW 3D TOUR
1520 E. 33rd St	±2,720 SF	\$1.90/SF (\$5,168.00) Total Per Month (\$1.27 + \$0.63 OPEX)	<ul style="list-style-type: none"> • Available Now • 4 Offices & Warehouse • (2) 10' x 12' GL Doors • 13' Clear Height 	

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UNIT INDICATOR

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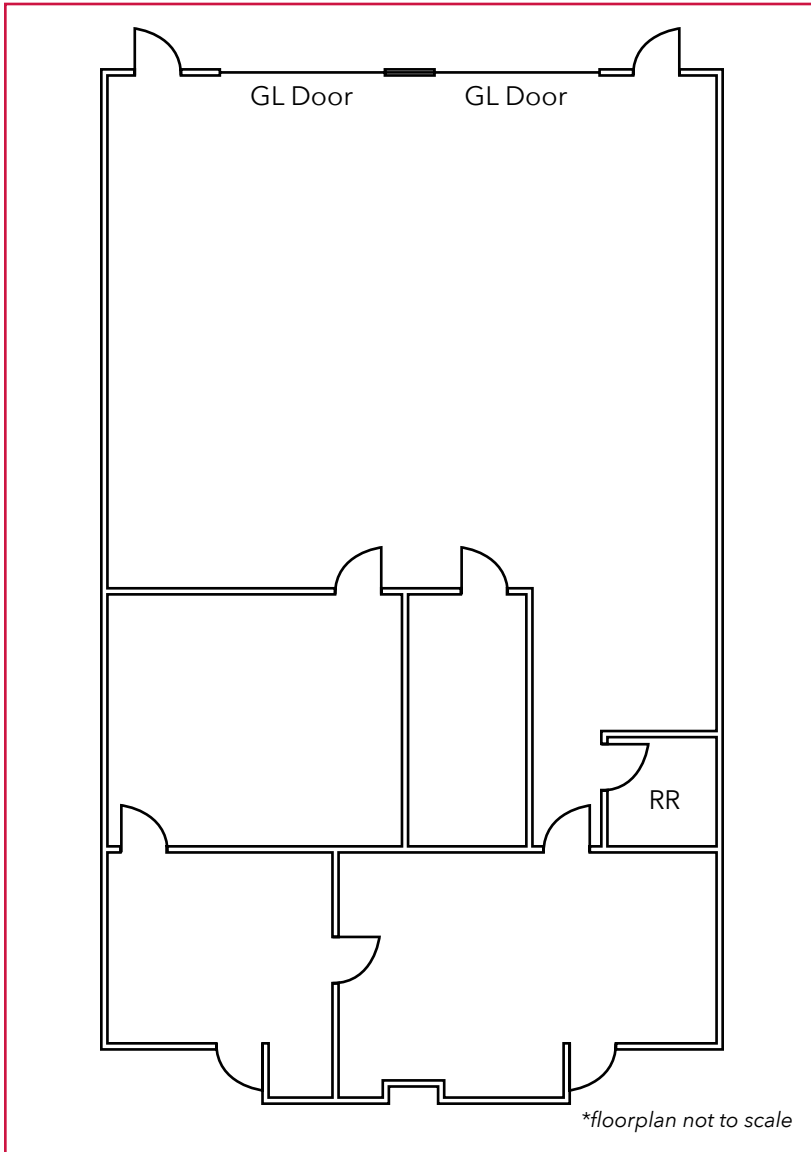
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1458-60 E 33RD STREET

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1520 E 33RD STREET

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PROPERTY MAP

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