



4035 VIA ORO AVENUE  
LONG BEACH / CA 90810



# 32,103 SF For Sale

+ Office: 14,014 SF

+ Auto Lab: 18,089 SF

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**CBRE**

# Property Overview

4035 Via Oro

4035 Via Oro Avenue in Long Beach is a 32,103 square foot single-tenant industrial property situated on a 1.96 acre parcel. Built in 1997 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

<b>Address</b>	<b>4035 Via Oro Long Beach, CA</b>
<b>Property Type</b>	Industrial – Auto Lab
<b>Building Size</b>	32,103 SF (buyer to verify)
<b>Office</b>	14,014 SF
<b>Auto Lab</b>	18,089 SF
<b>Lot Size</b>	1.96 Acres
<b>Zoning Information</b>	PD-26(1) - <a href="#">West Long Beach Business Parks Development Plan</a>
<b>Year Built / Renovated</b>	1997 / 2017
<b>Number of Floors</b>	2
<b>Ceiling Height</b>	22' - 27'
<b>Parking</b>	102 Parking Spots
<b>Loading Docks</b>	4 GL Doors
<b>Power</b>	3,000 Amps, 277/480 Volts
<b>HVAC &amp; Utilities</b>	To be Verified with Inspection
<b>Roof</b>	Refurbished in 2022
<b>Sprinklers</b>	0.25 GPM over 3,000 SF and Foam Suppression
<b>Building Amenities</b>	Free standing Office/Auto Lab building with a fenced perimeter and gated entrance.



# Auto Lab Capabilities & Equipment List



## ENGINEERING / TECHNICAL

- Vehicle workshop, including 8 lifts in 2 separate workshop areas. Drain & Fuel room w/ separate fuel storage room
- Compressed Gas storage room
- Gas and Diesel storage tanks (above ground)
- Cold Box (2 Vehicles)
- Numerous Level 2 EV Chargers

## TEST CELL HIGHLIGHTS

- 4WD Dynameters
- Gasoline and Diesel Testing
- Dilute and Raw Modal (Pre/Post)
- Test cell range 20°F to 115°F ( T1 – 75 degF only, T2 20 to 115degF)
- Velocity Simulating Fan
- Hartzell Fan

## TESTING CAPABILITIES

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• Cold tests (20° F/-7°C)</li><li>• Cold Soaking</li><li>• Custom Tests/Cycles ranging from (20°F/-7°C to 105°F/41°C)</li><li>• Diesel Testing</li><li>• Procedures 5Cycle Testing</li><li>• Hybrid Vehicle Testing</li><li>• SC03</li><li>• US06/Split Bag</li><li>• FTP 78</li><li>• Electric vehicle testing</li><li>• EVAP Canister Conditioning (Purging/ Loading)</li></ul> | <ul style="list-style-type: none"><li>• ECE/EU (European testing)</li><li>• Hot Soak EVAP</li><li>• Modal Exhaust Measurements</li><li>• NMOG Analysis</li><li>• Alternate Fuels Tests</li><li>• Certification Short Test</li><li>• Raw Exhaust Measurements</li><li>• Highway Fuel Economy Test with Coast Downs</li><li>• SHEDs, Custom SHED Tests</li><li>• Spit Back</li><li>• Canister Capacity Determination</li><li>• N2O and NH3 measurements</li><li>• PM counter</li></ul> |
|---|--|

## CELL 1

- 4WD Burke-Porter dynamometer
- HVAC for Ambient Temperature control
- Horiba MEXA-ONE Bag Analyzers (CO, CO2, THC, HFID-THC, CH4, NOx)
- Horiba MEXA7000 Dilute Modal Analyzers (CO, CO2, THC, NOx)
- Horiba MEXA7000 Direct Modal Analyzers – 2-lines (CO, CO2, O2, THC, NOx)
- Horiba QCL-1400 NH3 Analyzer
- Horiba QCL-1100 N2O Analyzer
- Hartzell FTP Vehicle Cooling Fan with VFD for speed adjustment
- Hartzell US06 Vehicle Cooling Fan with VFD for speed adjustment
- Maha Road-speed Fan

## CELL 2

- 4WD AIP Maha dynamometer with Bleyer Rod Restraints
- HVAC for Temperature control from 20F to 95F
- Mitronic SunSim SC03 Lighting system
- Horiba MEXA-ONE Bag Analyzers (CO, CO2, THC, HFID-THC, CH4, NOx)
- Horiba MEXA-ONE Dilute Modal Analyzers (CO, CO2, NOx)
- Horiba MEXA-ONE Direct Modal Analyzers – 2-lines (CO, CO2, O2, THC, NOx)
- Horiba SPCS Particle Number counter
- Maha QCL N2O Analyzer
- SC03-compliant Road-speed Fan
- Hartzell FTP Vehicle Cooling Fan with VFD for speed adjustment
- Hartzell US06 Vehicle Cooling Fan with VFD for speed adjustment

## VEHICLE PREPARATION

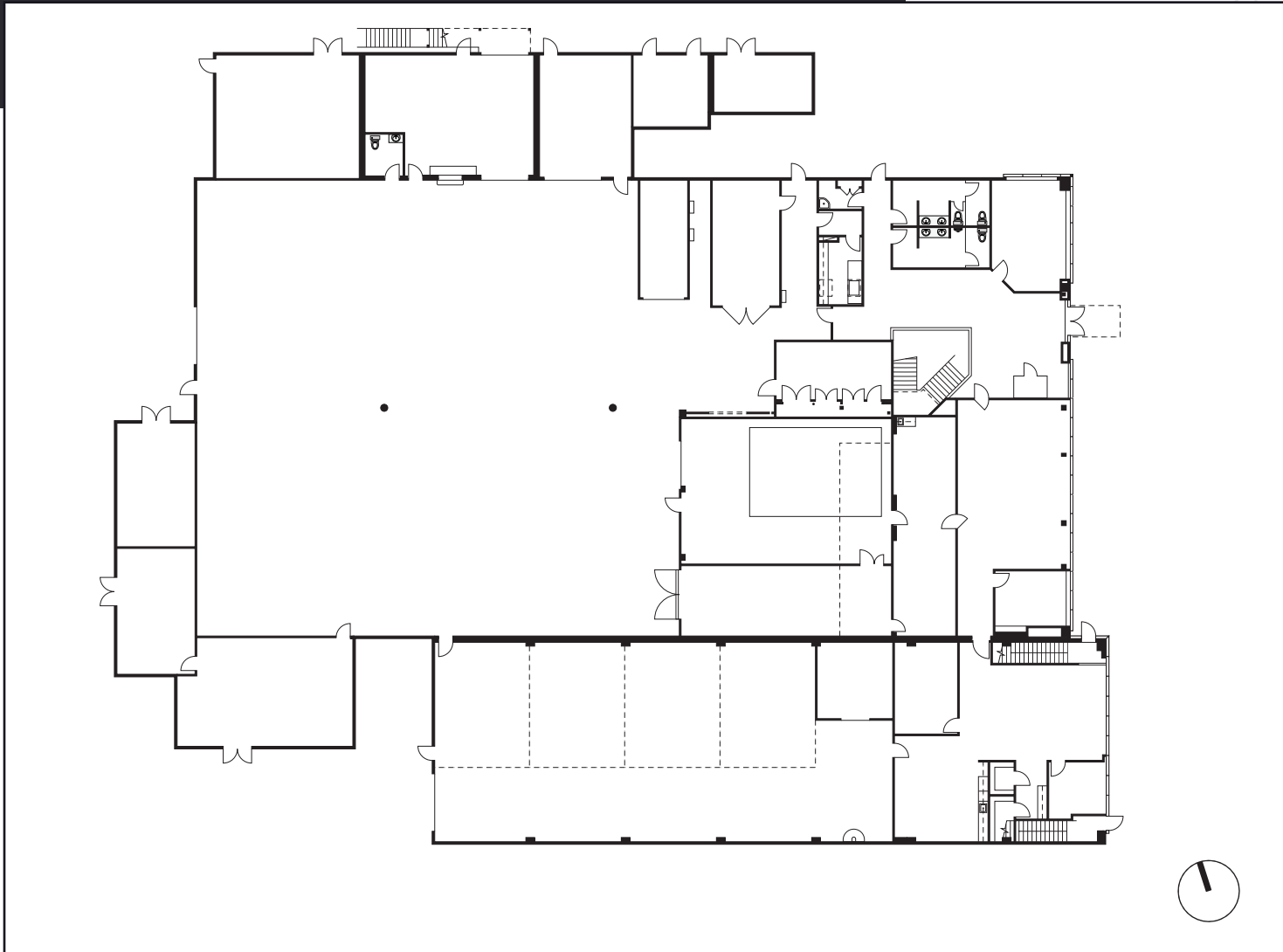
- Class 1, Div 1 indoor fueling room with 4 wall mounted fuel pumps with dedicated HVAC
- Class 1 Div 1 indoor fuel storage room with dedicated HVAC
- Compressed Gas Cylinder Storage Room
- Cold Soak Chamber with 4-post lift (can soak two Sprinters simultaneously)
- ETAS hardware for vehicle measurement

## VEHICLE PREPARATION

- Webber Soak Area Temperature monitoring and recording system
- JAG Gas bottle pressure monitoring and recording system

# Floor Plan

1st Floor | 4035 Via Oro Ave



WAREHOUSE/AUTO  
LAB SIZE

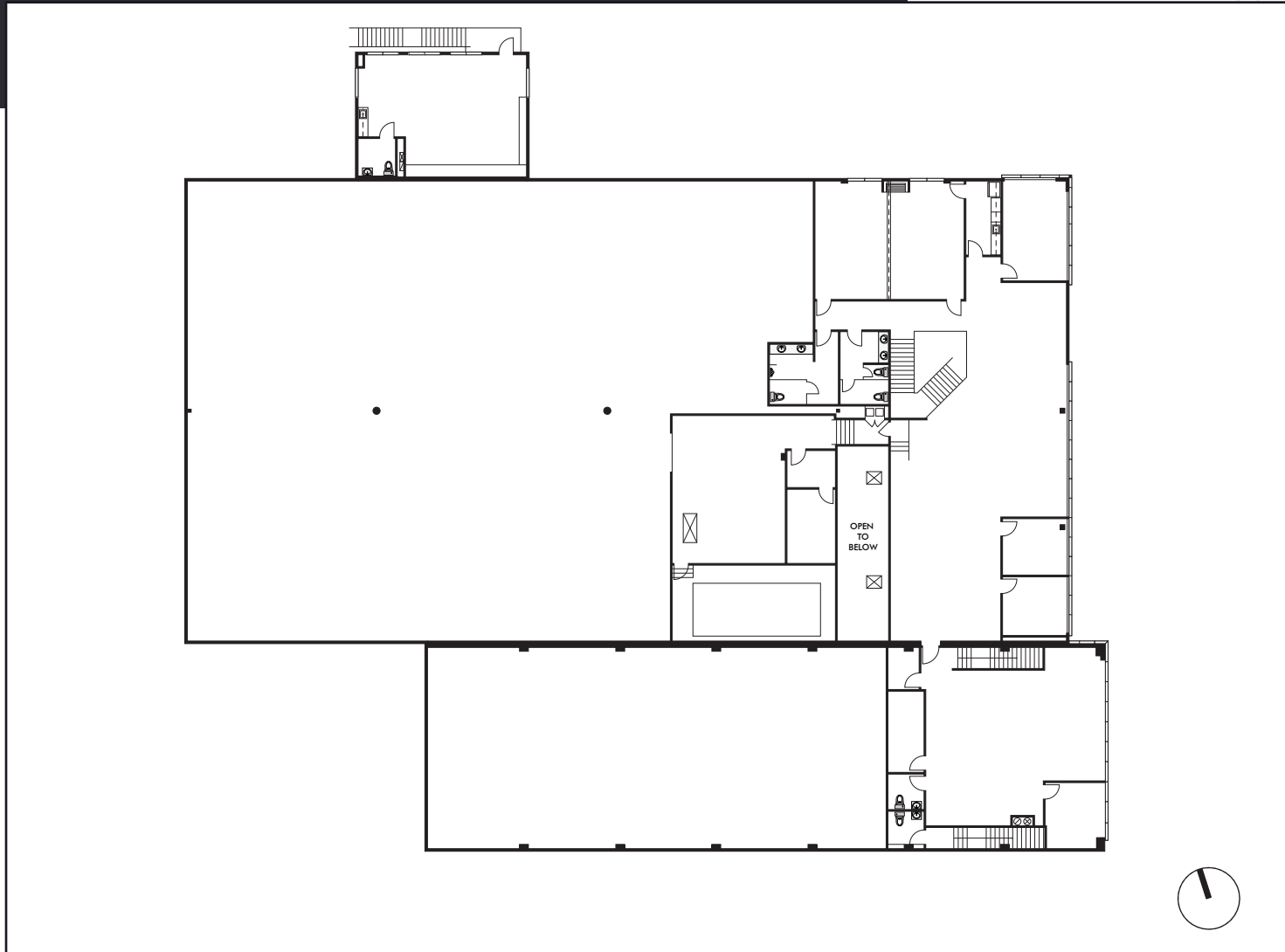
**18,089 SF**

OFFICE SIZE

**6,579 SF**

# Floor Plan

2nd Floor | 4035 Via Oro Ave



OFFICE SIZE  
**±5,800 SF**

MEZZANINE SIZE  
**±1,635 SF**

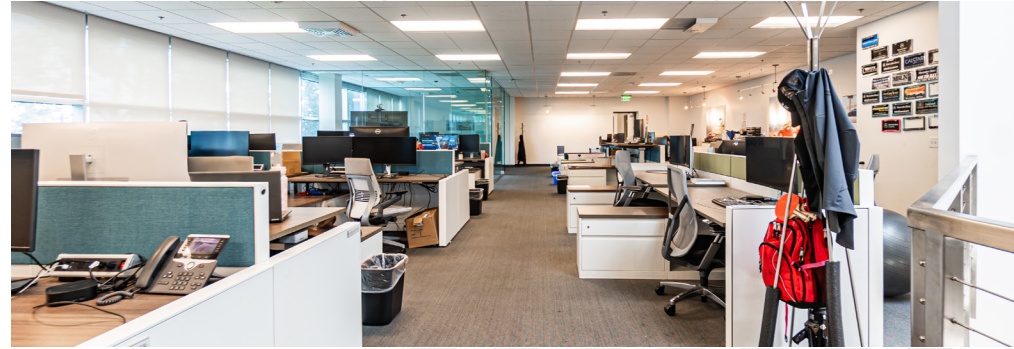
# Site Plan

4035 Via Oro Ave

SQUARE FOOTAGE  
**32,103 SF**



# Interior Photos



## ▲ DOWNTOWN LOS ANGELES



### Business Park Environment

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



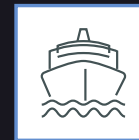
### Freeway Accessibility

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.

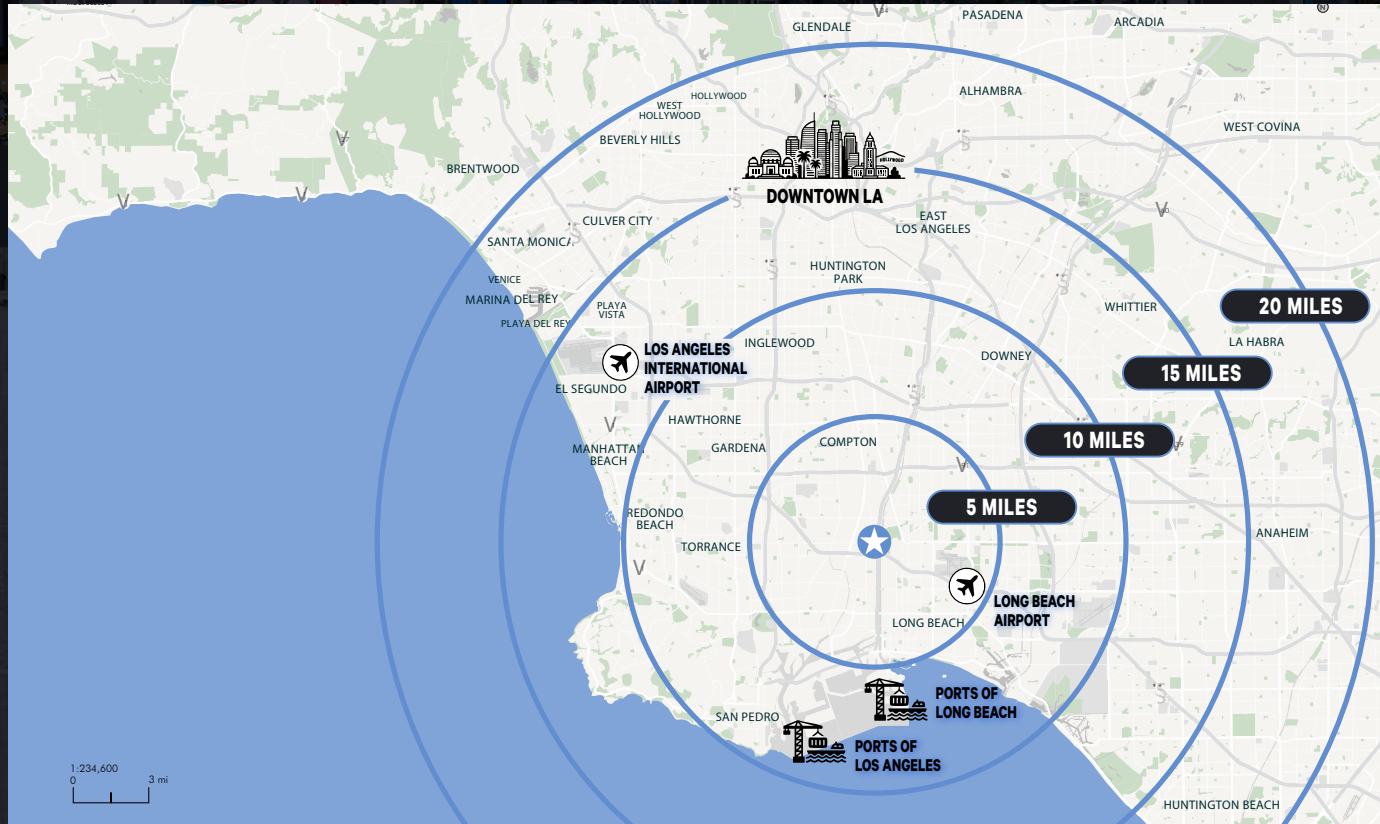


### Unrivaled Port Access

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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## TRANSPORTATION & LOGISTICS 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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