

Available SF 32,103 SF

Industrial For Sale

Building Size 32,103 SF



**Address:** 4035 Via Oro Ave, Long Beach, CA 90810  
**Cross Streets:** Via Oro Ave/W Carson St

World-Class Turnkey Automotive R&D Facility  
 Heavy Power - LED Lighting  
 Fenced and Secured Yard  
 Close Proximity to Ports of Los Angeles & Long Beach  
 Immediate Access to 405 and 710 Freeways

**Sale Price:** TBD  
**Sale Price/SF:** TBD  
**Available SF:** 32,103 SF  
**Prop Lot Size:** 1.96 Ac / 85,378 SF  
**Taxes:** \$76,026 / 2024  
**Yard:** Fenced / Paved  
**Zoning:** PD-26(1)

**Sprinklered:** Yes  
**Clear Height:** 22' - 27'  
**GL Doors/Dim:** 4  
**DH Doors/Dim:** 0  
**A: 3000 V: 277/480 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1997R17

**Whse HVAC:** Yes  
**Parking Spaces:** 102 / **Ratio:** 3.2:1  
**Rail Service:** No  
**Specific Use:** Manufacturing

**Office SF / #:** 14,014 SF / 16  
**Restrooms:** 10  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 5,800 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 01/31/2027  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** Carson/Compton  
**APN#:** 7310-015-028

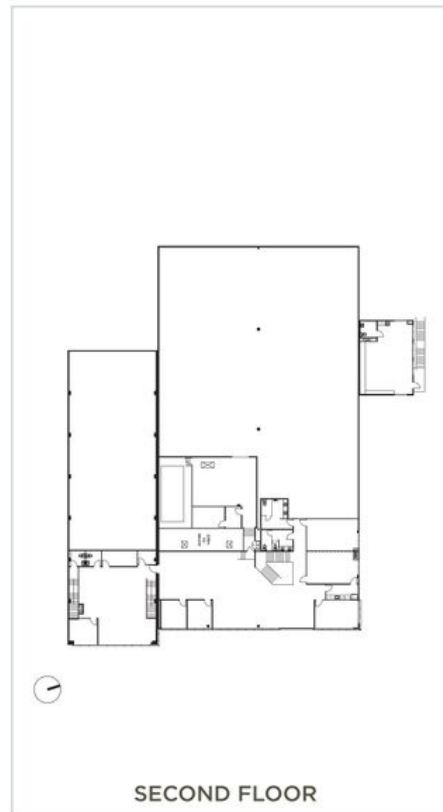
**Listing Company:** CBRE - El Segundo  
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**Listing #:** 43643001 **Listing Date:** 10/30/2025 **FTCF:** CB000N000S250

**Notes:** 18,089 SF auto lab: 14,014 SF two-story offices, including 1,635 SF of mezzanine; 0.25/3,000 gpm and foam suppression fire sprinkler systems; Buyers to verify all building specifications.

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Long Beach, CA 90810

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## Contact Us

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