

±4,330 SQ. FT. INDUSTRIAL AND OFFICE SUITE FOR LEASE

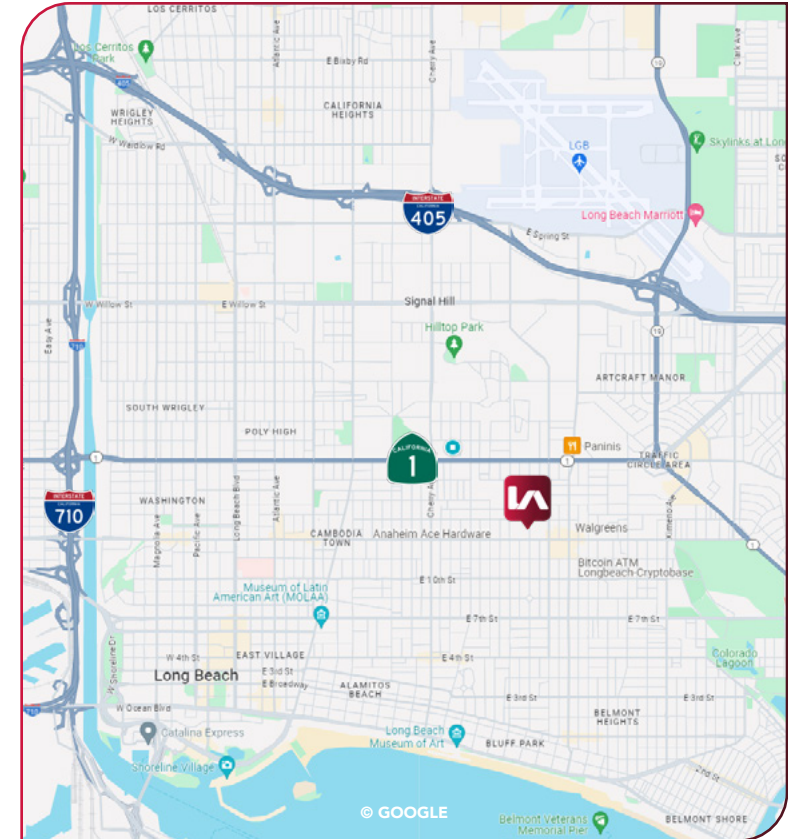
1351 ORIZABA AVENUE | LONG BEACH, CA 90804

FOR LEASE



PROPERTY DETAILS

- ±4,330 Sq. Ft. Available
- Creative Industrial and Office Suite
- CAM: \$0.15 PSF
- Newly Constructed Office 2021
- 20% Office (±843 SF) / 80% Warehouse
- Only Unit Available in the Project
- Long Beach Design and Artist District
- 3 Assigned Parking Spaces in Gated Lot
- 1 Ground Level Door



PRICE

LEASE RATE/SF \$1.70 GROSS
LEASE RATE/MO \$7,361.00

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

BRANDON CARRILLO

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GARRETT MASSARO, SIOR

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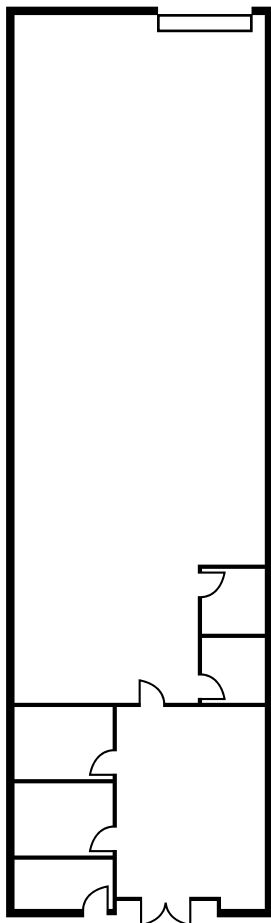
JEFF COBURN, CCIM, SIOR

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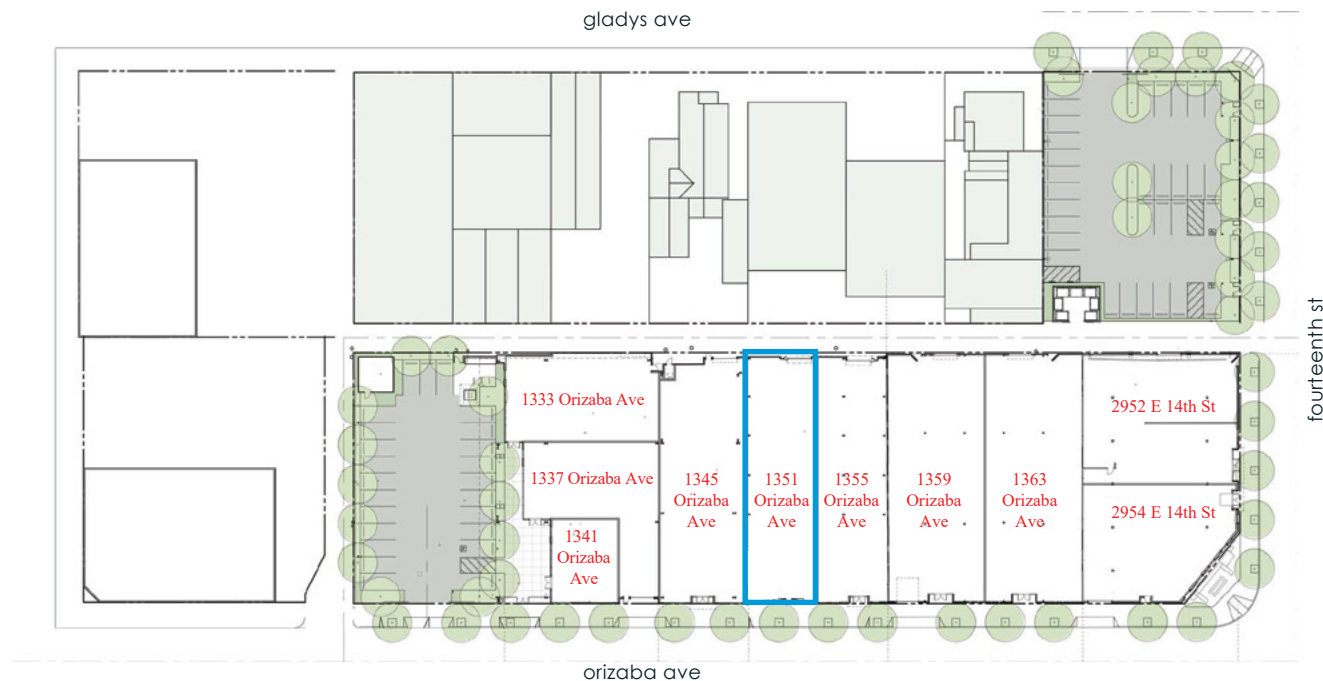
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FLOOR PLAN

*FLOOR PLAN NOT TO SCALE



SITE PLAN



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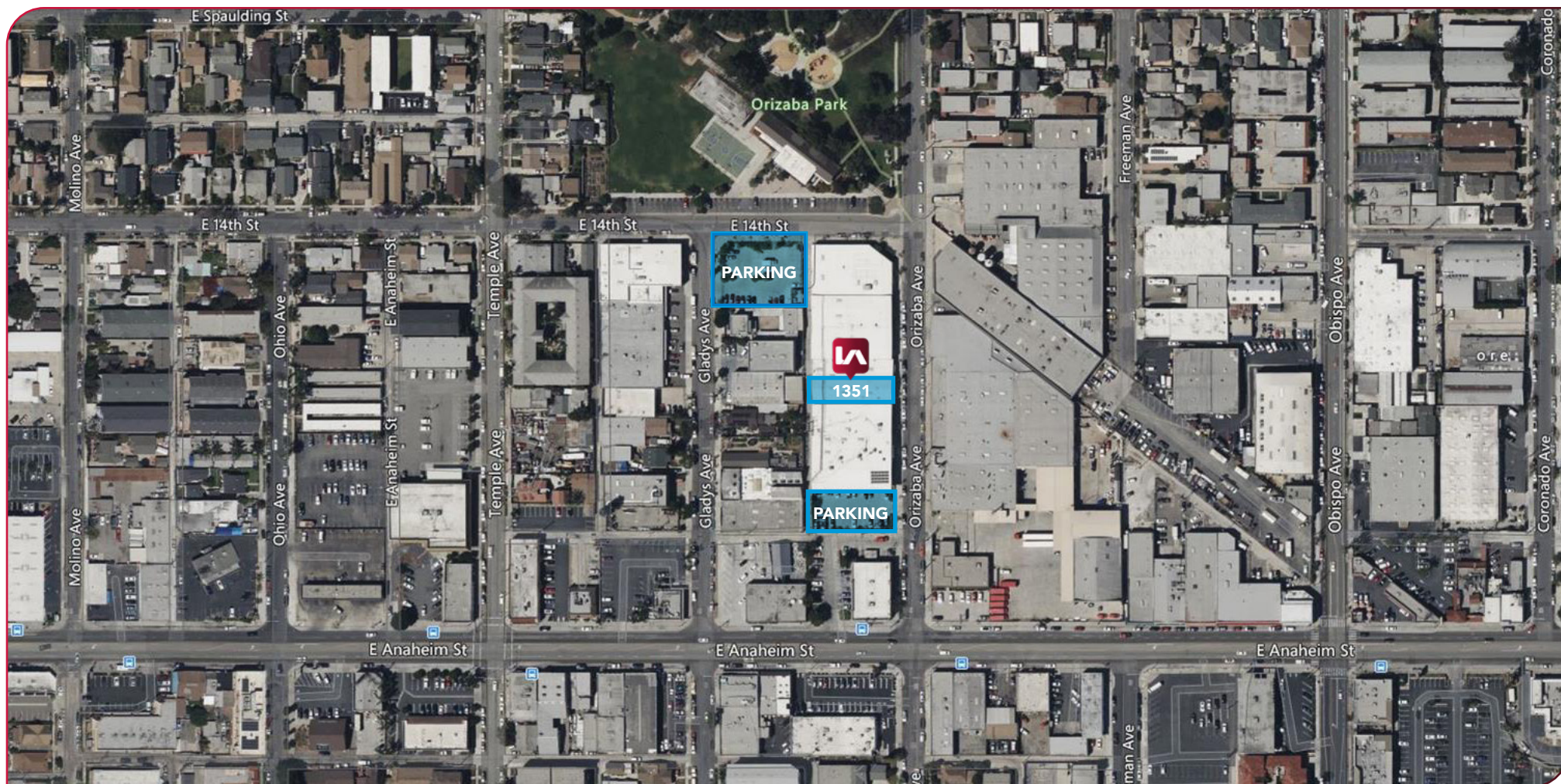
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