

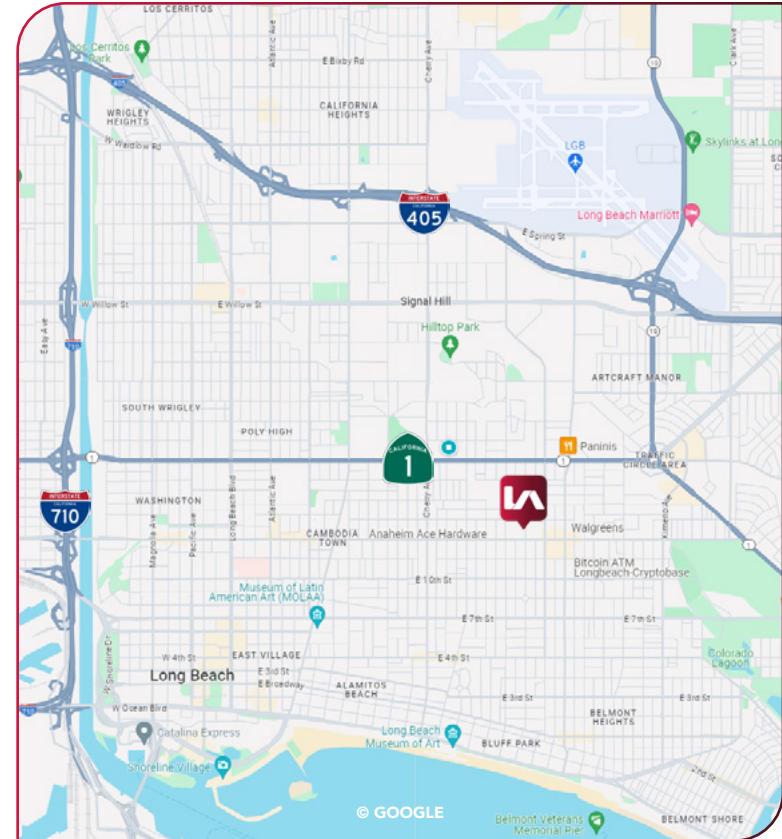
±4,330 SQ. FT. INDUSTRIAL AND OFFICE SUITE FOR LEASE
1351 ORIZABA AVENUE | LONG BEACH, CA 90804

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

Principal | DRE LIC 01745362
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GARRETT MASSARO, SIOR

Principal | DRE LIC 01771471
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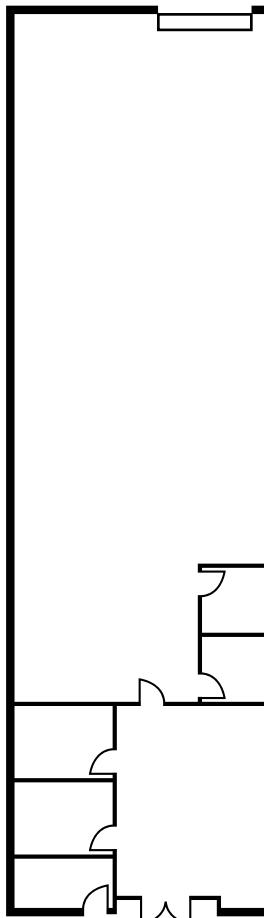
JEFF COBURN, CCIM, SIOR

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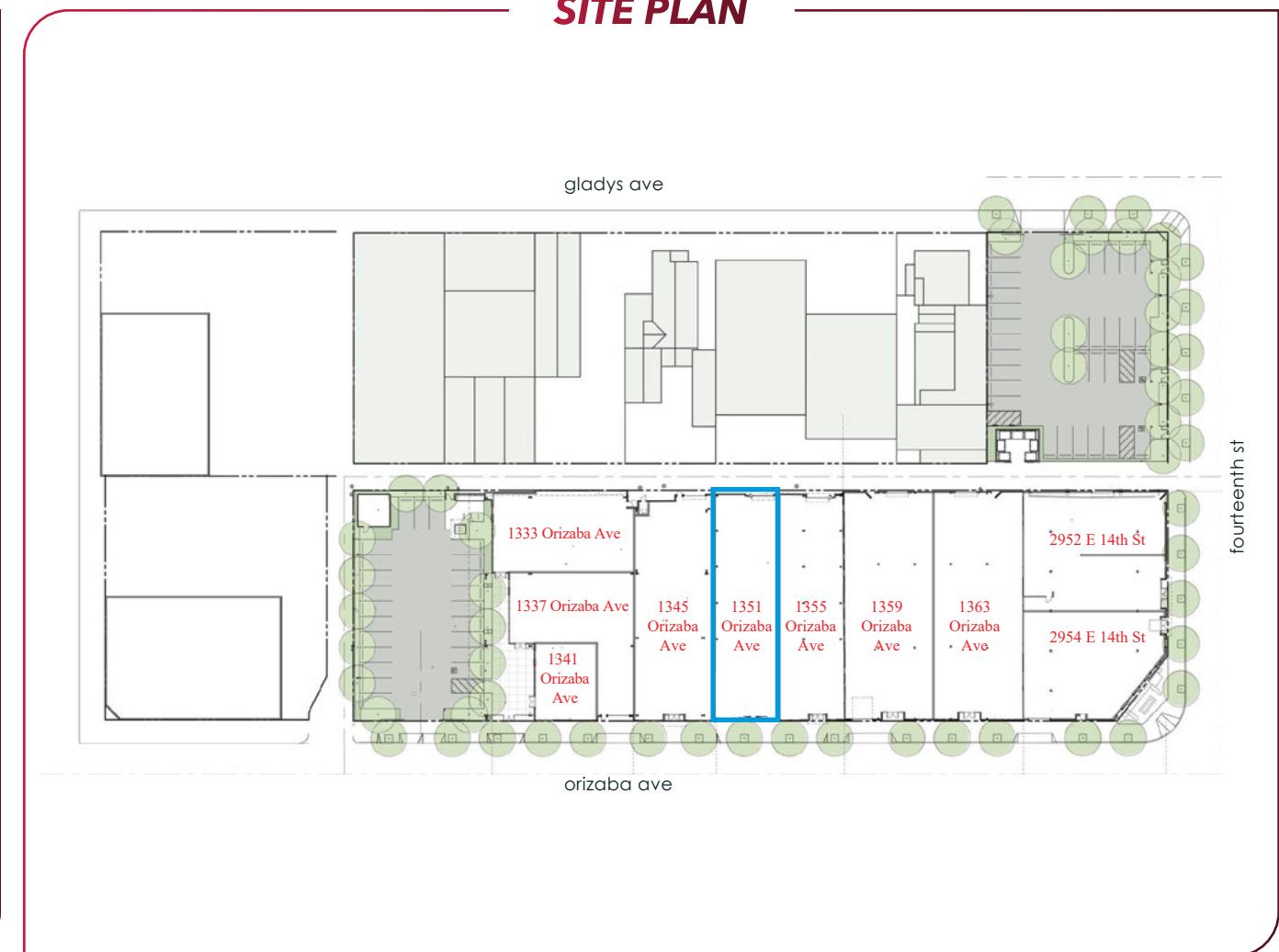
Lee & Associates Los Angeles - Long Beach Inc. | DRE License 0169854 | 5000 E Spring St., Suite 600, Long Beach, CA 90815

FLOOR PLAN

*FLOOR PLAN NOT TO SCALE



SITE PLAN



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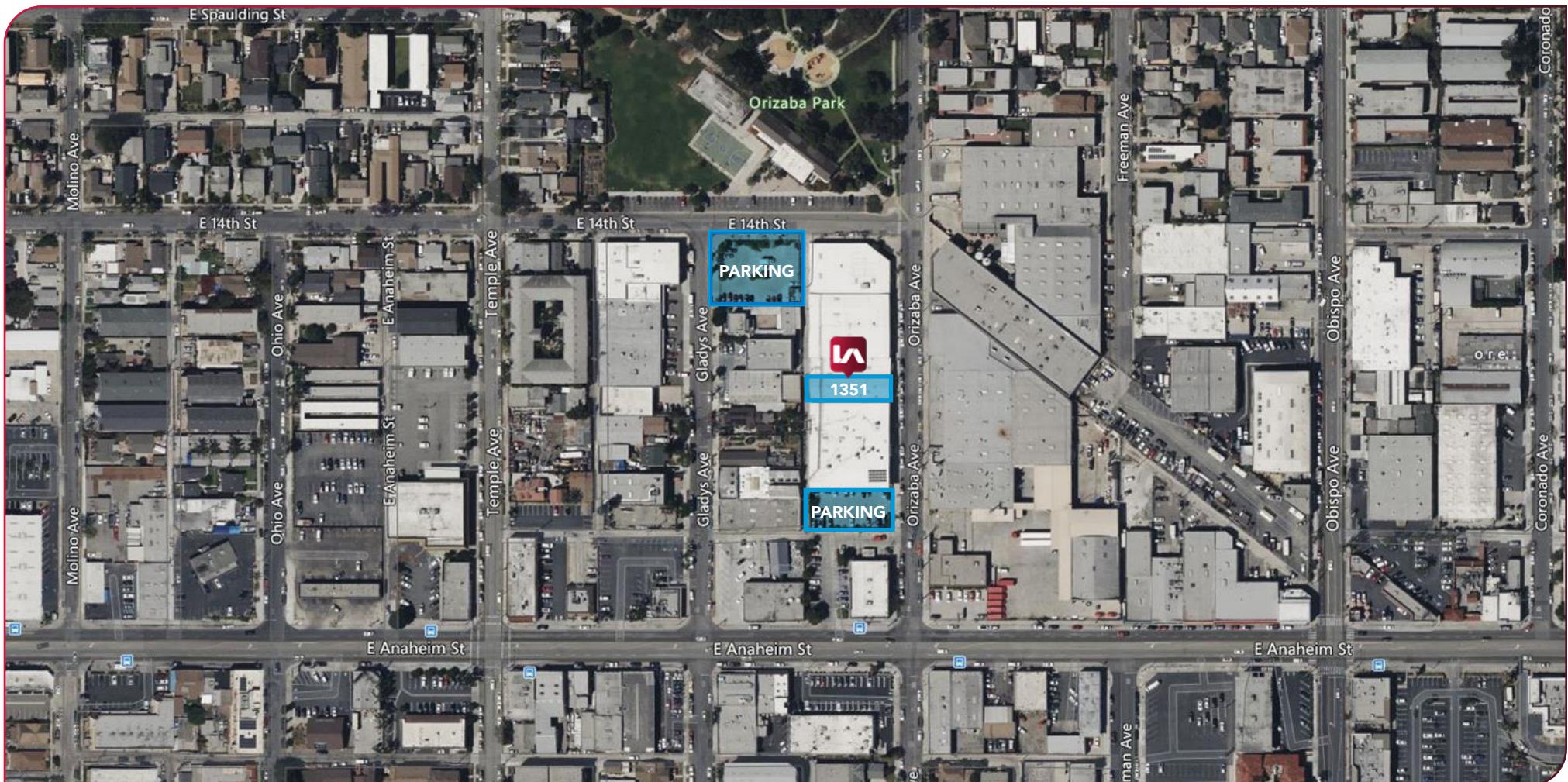
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