



# 1345 ORIZABA AVENUE

LONG BEACH, CALIFORNIA 90804

INDUSTRIAL OFFICE CONDO  
AVAILABLE FOR LEASE

Local Expertise. International Reach. World Class.



**Garrett Massaro, SIOR**

Principal | DRE 01771471

PH: 562.354.2516 | E: [gmassaro@leelalb.com](mailto:gmassaro@leelalb.com)

**Jeff Coburn, CCIM, SIOR**

Principal | DRE 01303169

PH: 562.354.2511 | E: [jcoburn@leelalb.com](mailto:jcoburn@leelalb.com)

**Brandon Carrillo**

Principal | DRE 01745362

PH: 562.354.2500 | E: [bcarrillo@leelalb.com](mailto:bcarrillo@leelalb.com)



Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

# UNIT HIGHLIGHTS

- » Creative Industrial / Office Condo
- » ±6,582 SF Creative Suite
- » For Lease: \$1.75 / SF Gross + CAM
- » ±2,950 SF of Brand New Office
- » 45% Office / 55% Warehouse
- » 200 Amps / 480 V / 3 Phase Power
- » 19' Clear Height
- » One (1) Ground Level Door - 12'x12'
- » 6 Assigned Parking Spaces, Behind Fence
- » 100% Refurbished "Like New" Building
- » Located in the Federal Opportunity Zone
- » Close to Fantastic Restaurants and Parks
- » Hard to Find Industrial Office Condos
- » In the Prestigious Long Beach Design Artist District
- » Great Access to Major Freeways

**[CLICK HERE TO VIEW 3D VIRTUAL MATTERPORT TOUR](#)**



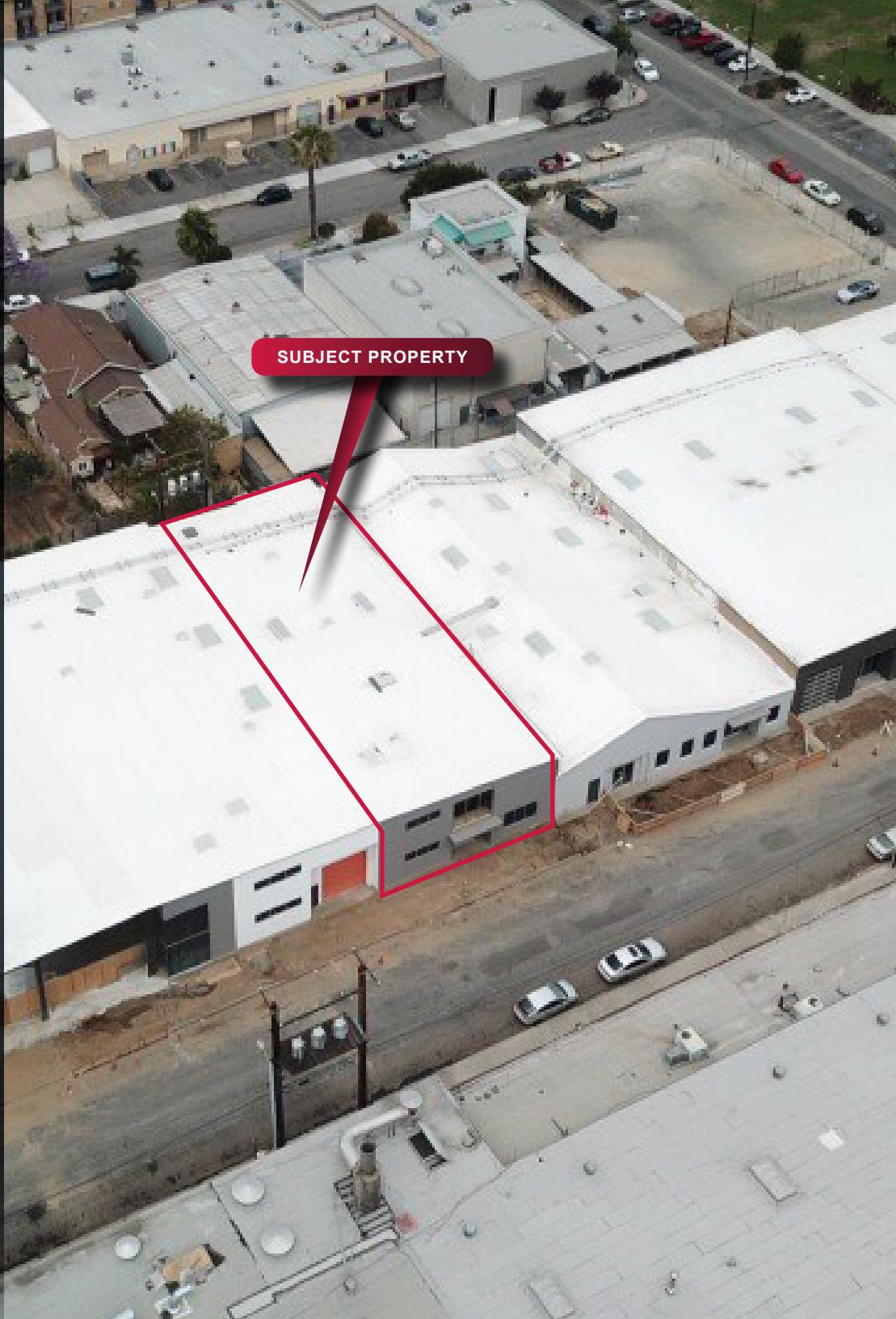
±6,582 SF  
Industrial / Office  
Condo



Located  
In Federal  
Opportunity Zone



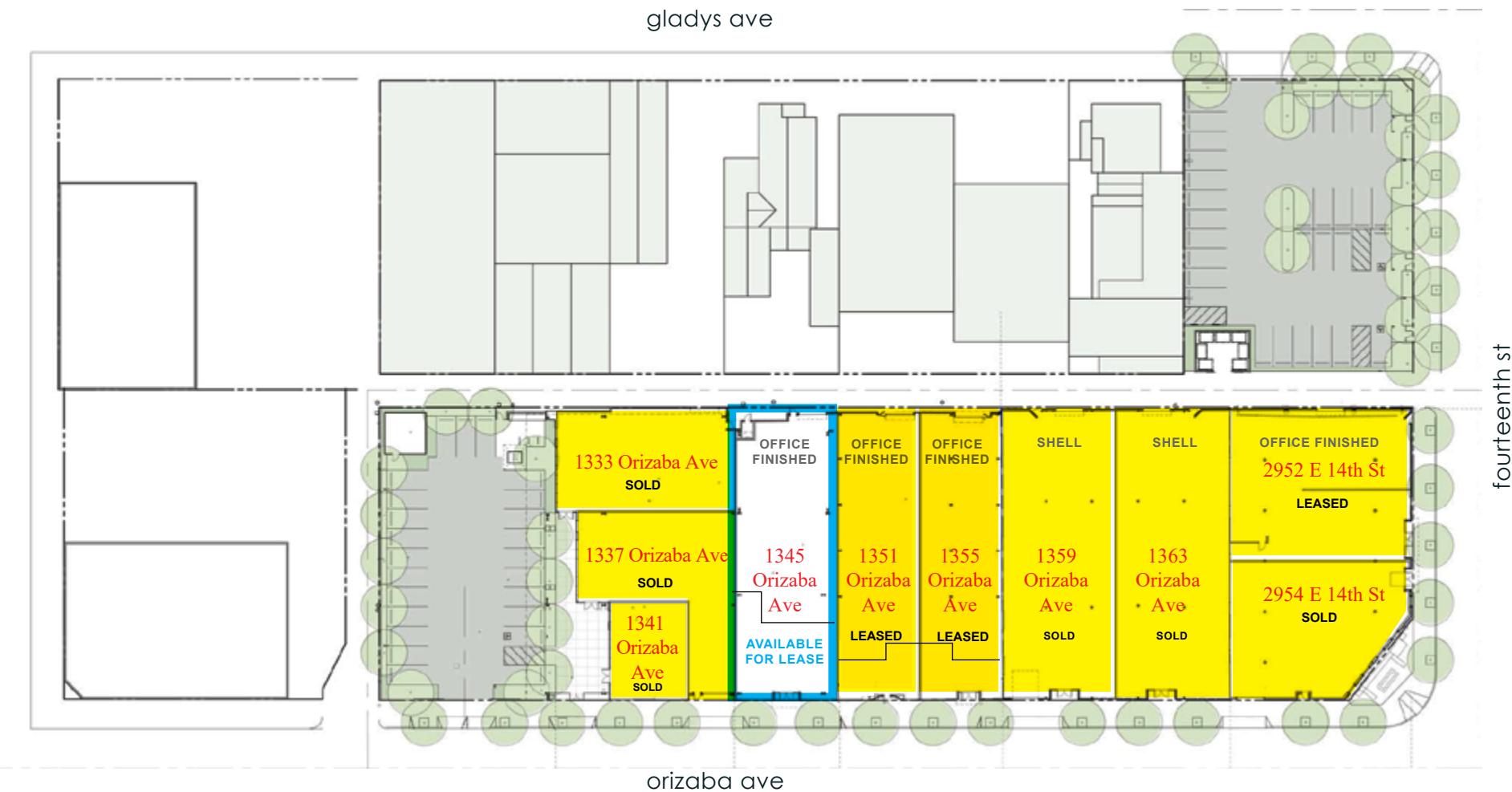
Easy Access to  
405 / 710  
Freeways





# SITE PLAN

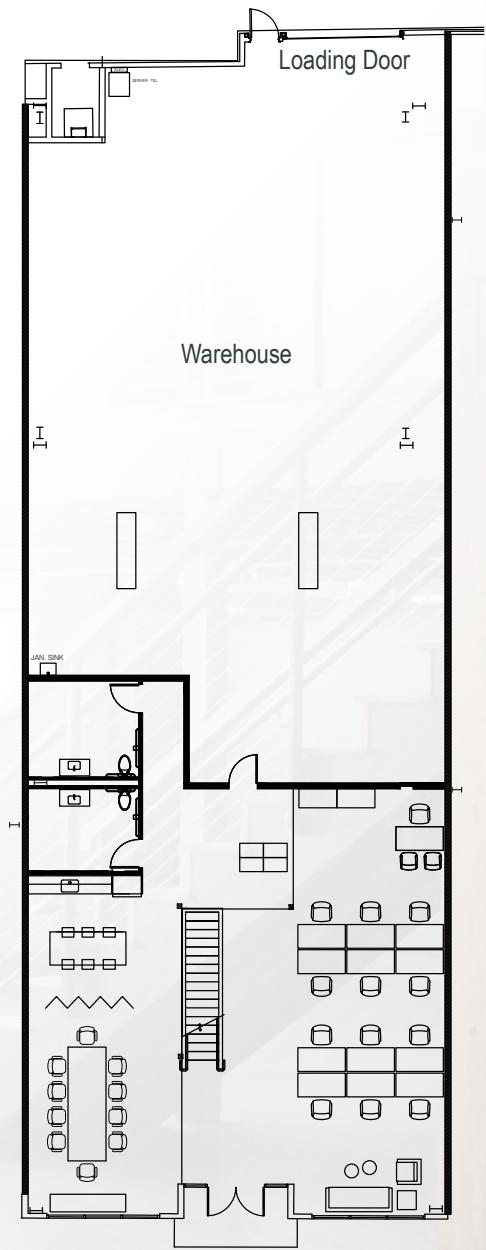
\*Not To Scale



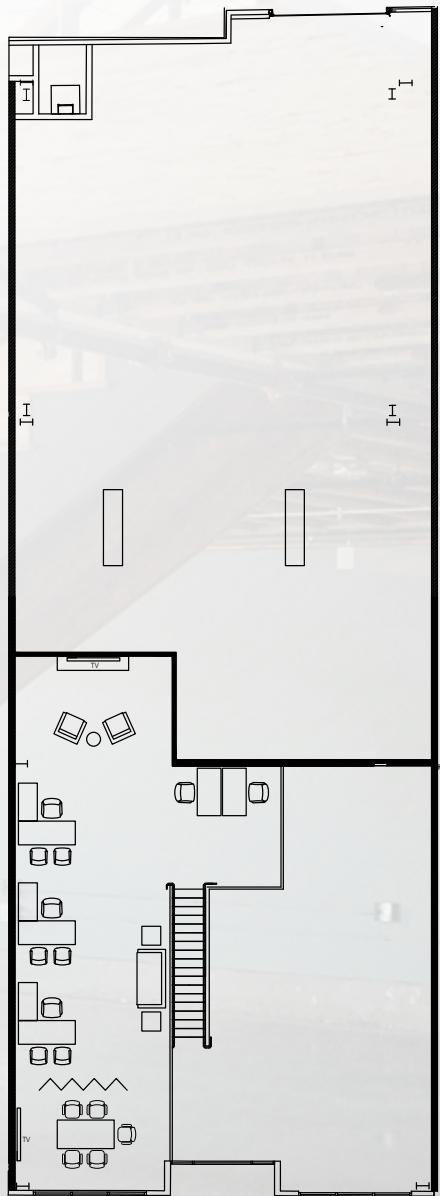
Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein 3.30.23

# FLOOR PLAN

*\*Not To Scale*

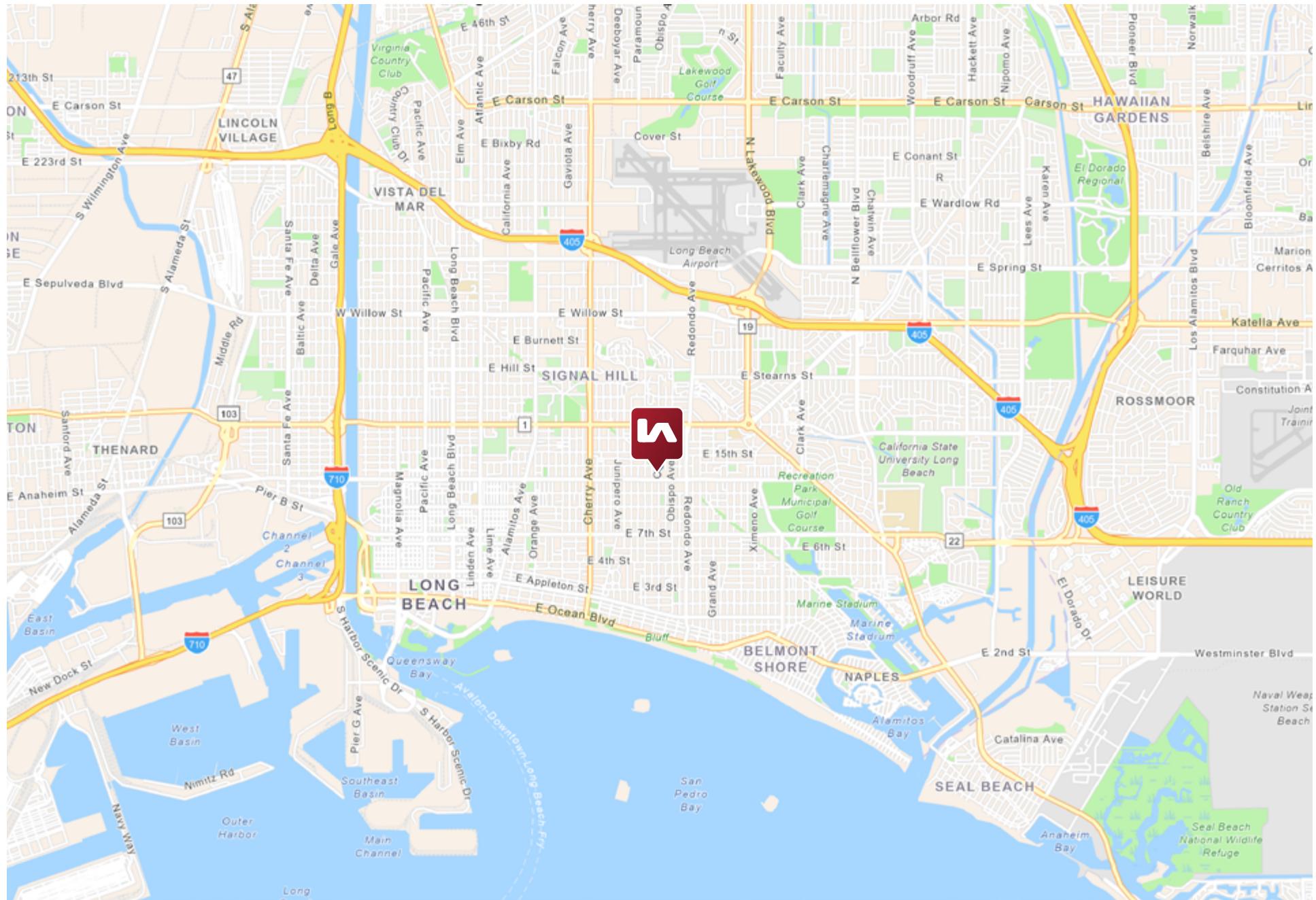


FIRST FLOOR



SECOND FLOOR

# LOCAL MAP





# 1345 ORIZABA AVENUE

LONG BEACH, CALIFORNIA 90804

**Local Expertise. International Reach. World Class.**

## **Garrett Massaro, SIOR**

Principal | DRE 01771471

PH: 562.354.2516 | E: [gmassaro@leelalb.com](mailto:gmassaro@leelalb.com)

## **Jeff Coburn, CCIM, SIOR**

Principal | DRE 01303169

PH: 562.354.2511 | E: [jcoburn@leelalb.com](mailto:jcoburn@leelalb.com)

## **Brandon Carrillo**

Principal | DRE 01745362

PH: 562.354.2500 | E: [bcarrillo@leelalb.com](mailto:bcarrillo@leelalb.com)