

1345 ORIZABA AVENUE

LONG BEACH, CALIFORNIA 90804

INDUSTRIAL OFFICE CONDO
AVAILABLE FOR LEASE



Local Expertise. International Reach. World Class.

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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**



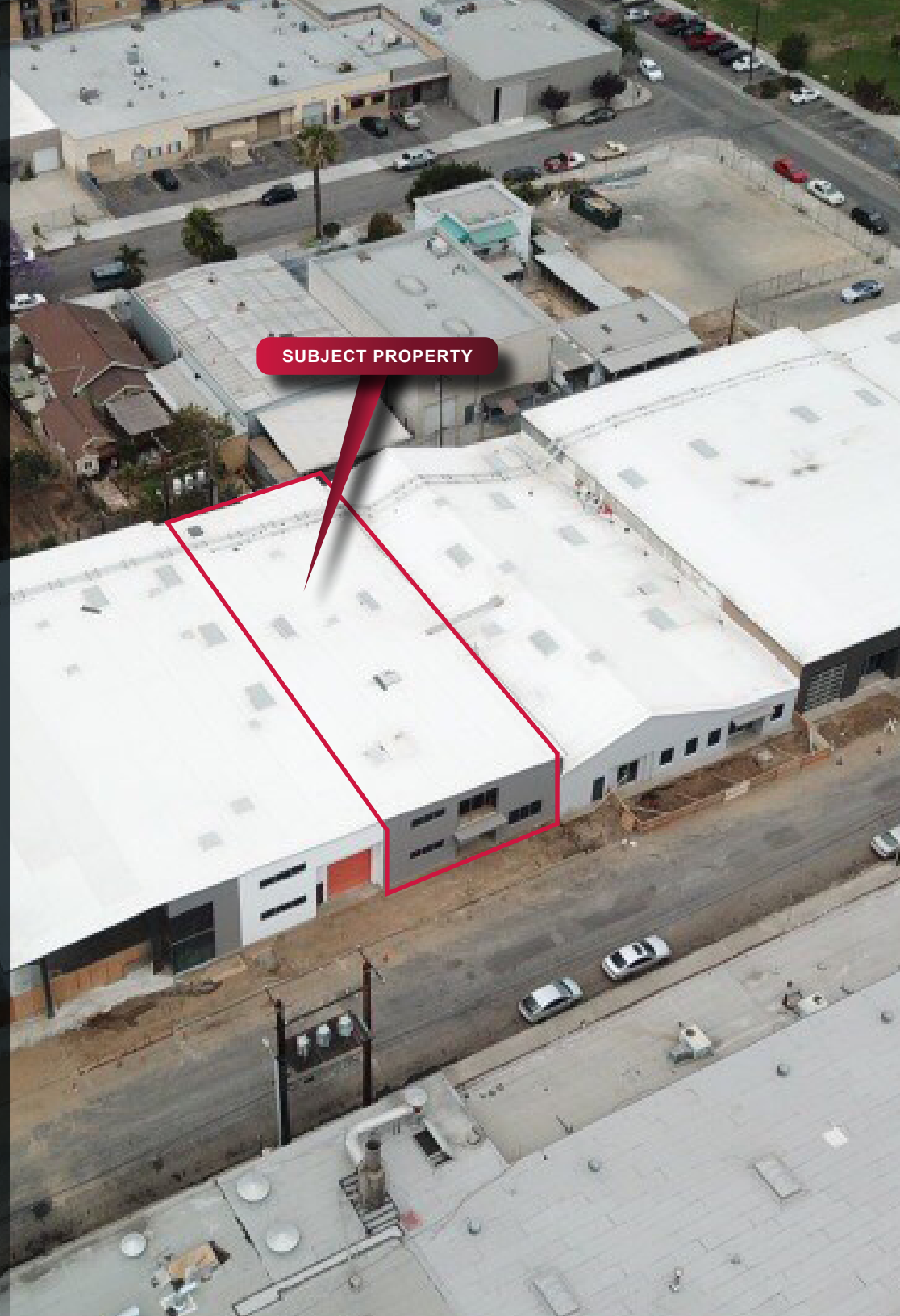
±6,582 SF
Industrial / Office
Condo



Located
In Federal
Opportunity Zone



Easy Access to
405 / 710
Freeways





SITE PLAN

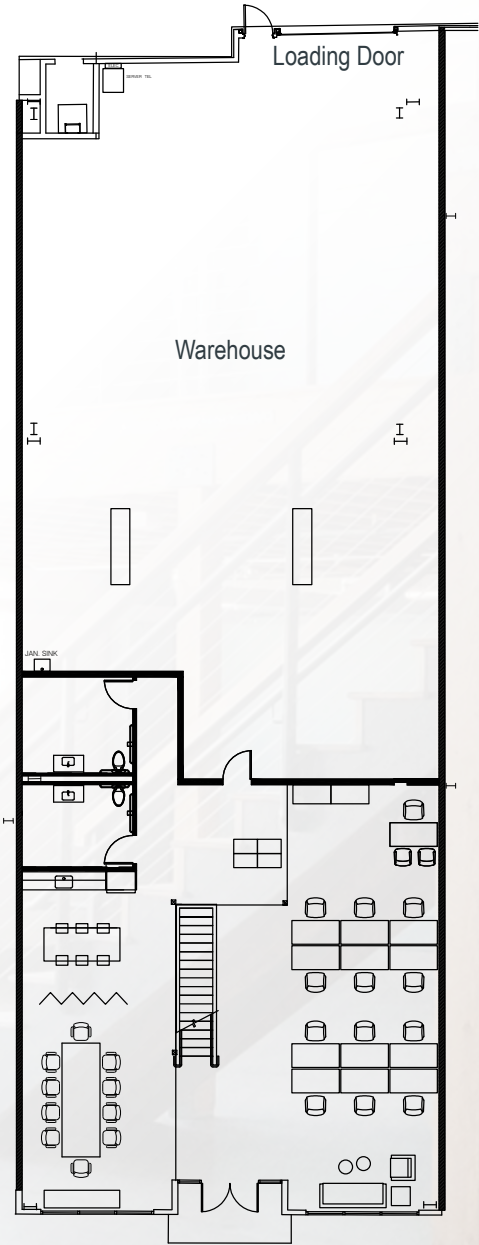
*Not To Scale



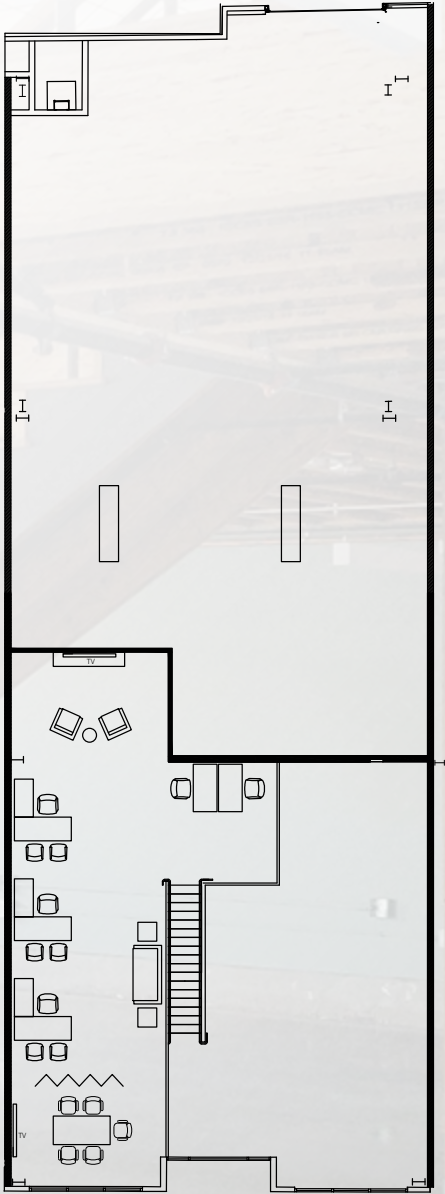
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FLOOR PLAN

**Not To Scale*

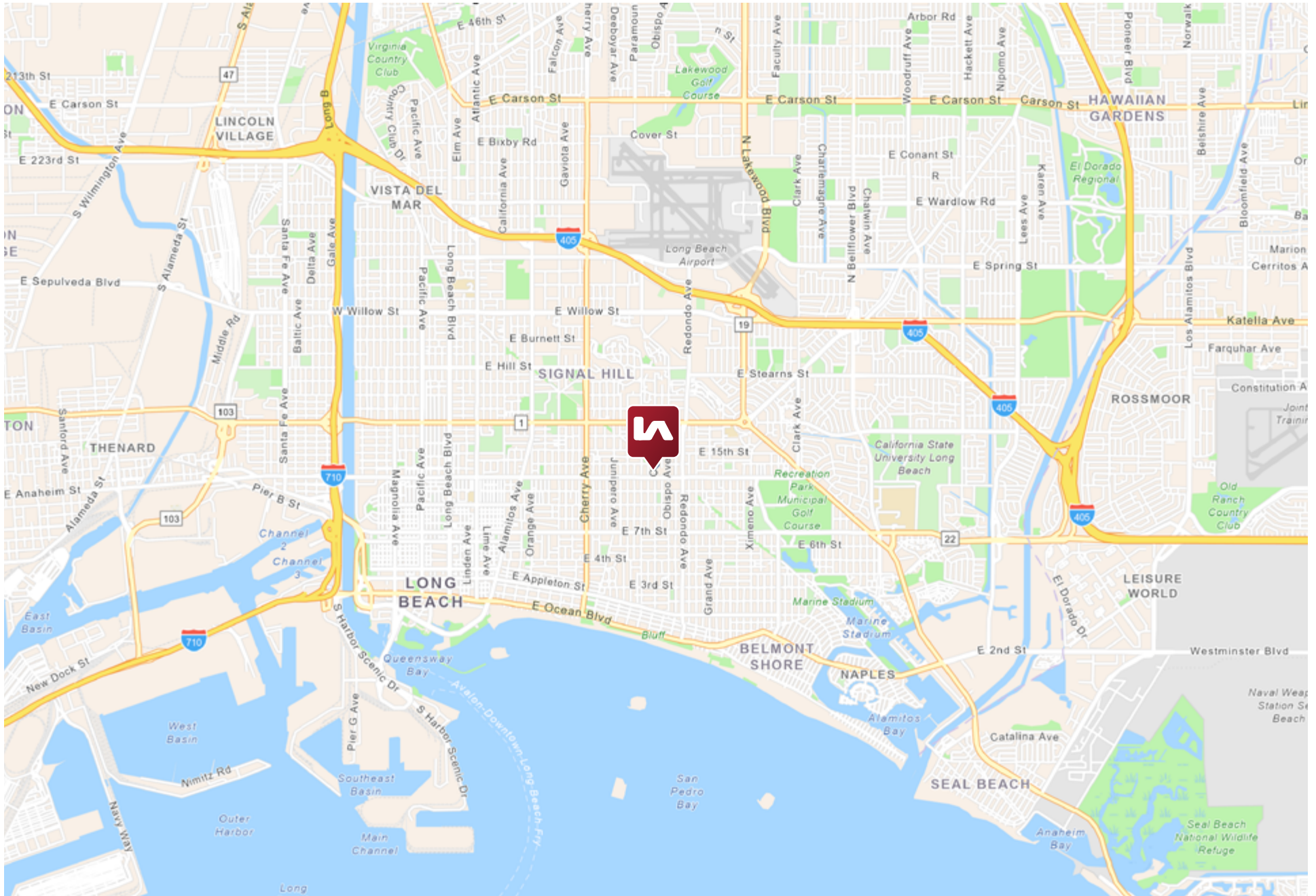


FIRST FLOOR



SECOND FLOOR

LOCAL MAP





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