



**INDUSTRIAL FOR LEASE**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**GeorgeUrban**  
ADVISORS

# ROSE BUSINESS PARK

**2700 ROSE AVENUE, SIGNAL HILL, CA 90755**

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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- Available: ±2,400 SF Individual Unit
- Rose Business Park is strategically located in the Southeast section of the South Bay Industrial submarket. The City's major boulevards intersect the 405 Freeway to the north and the 710 freeway to the west, and within minutes to the Ports of Long Beach & Los Angeles.
- Professionally Managed Industrial Business Park
- Adjacent to Douglas Park Master Planned Development & Long Beach Airport
- Excellent 405 Freeway Access
- Zoning: GI ([Click Here For Allowable Uses](#))
- 1.25 per 1,000 SF parking spaces
- Each unit is individually metered for electricity
- Lease Type: NNN. Lease Rates are quoted as the total "all in" PSF rate but we will transact a Triple Net deal on the Net equivalent reflecting the projects \$0.57 PSF Monthly Operating Expenses.
- Water, Trash, & Landscaping is included in the Operating Expenses.



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SUITE	SIZE	RATE	DESCRIPTION	VIRTUAL TOUR
SUITE U	±2,400 SF	\$1.80/SF (\$4,320.00) Per Month (\$1.23 NNN + \$.57 OPEX)	<ul style="list-style-type: none"> <li>• ±2,400 SF Available Now</li> <li>• ±2,070 SF of Warehouse</li> <li>• 200 Amps, 120/208 V, 1 Phase</li> <li>• 17' Clear Height</li> <li>• 10' x 12' GL Door</li> </ul>	<a href="#">VIEW 3D TOUR</a>

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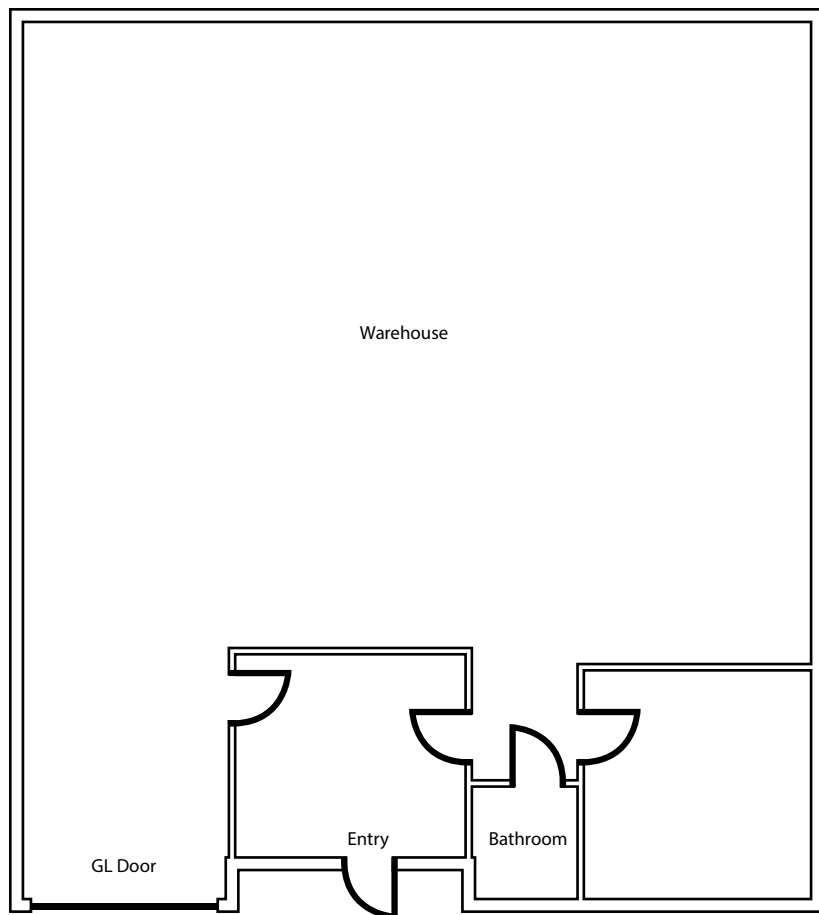
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**FLOOR PLAN**



*\*floorplan not to scale*

**UNIT INDICATOR**



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