



WALNUT AVENUE BUSINESS PARK

INDUSTRIAL/FLEX FOR LEASE

1400 - 1520 E 33RD ST
3259 - 3299 WALNUT AVE
SIGNAL HILL, CA 90755

 **LEE &
ASSOCIATES**
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PROPERTY EXTERIOR

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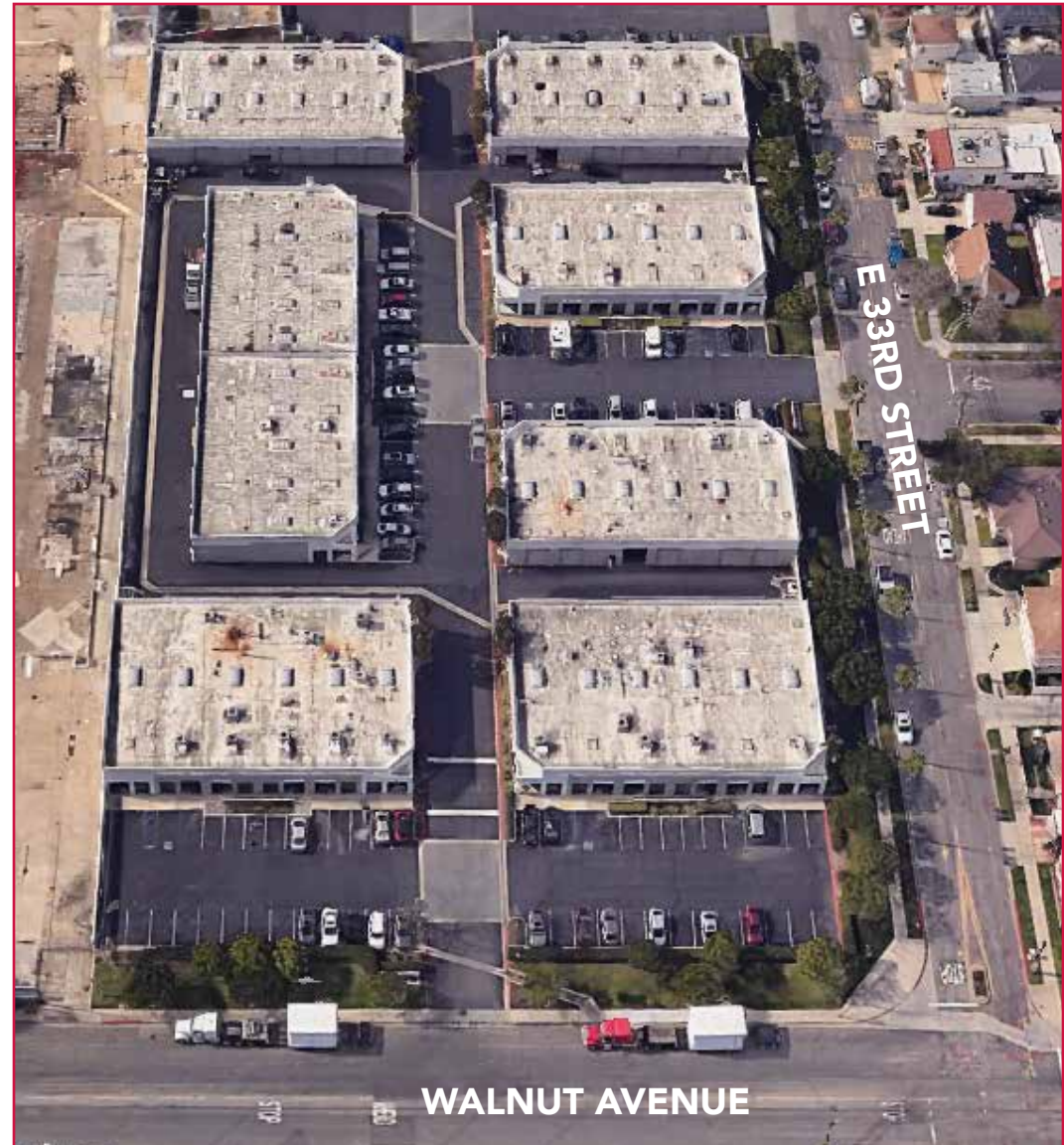
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PROPERTY HIGHLIGHTS

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- Available: ±1,360 SF - ±4,800 SF
- Walnut Avenue 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 Flex/Industrial Business Park
- Adjacent to Douglas Park Master Planned Development & Long Beach Airport
- Local Amenities - Long Beach Airport, Costco, Home Depot, Restaurants, Entertainment
- Excellent 405 Freeway Access
- 2 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 \$.63 PSF Monthly Operating Expenses.
- Water, Trash, & Landscaping is included in the Operating Expenses.
- Zoning: LI ([Click Here for Allowable Uses](#))



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AVAILABLE SPACES

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Suite	Size	Rate	Description	Virtual Tour	
1414 E. 33rd St	±2,525 SF	\$1.90/SF (\$4,797.50) Total Per Month (\$1.27 + \$0.63 OPEX)	<ul style="list-style-type: none"> • Available Now • ±2,213 SF of Warehouse & 2 Private Offices • 13' Clear Height 	<ul style="list-style-type: none"> • Two (2) 10' x 12' GL Doors • 250 Amps, 480/240 V, 3 Phase Power 	VIEW 3D TOUR
1458-60 E. 33rd St	±2,720 SF	\$1.90/SF (\$5,168.00) Total Per Month (\$1.27 + \$0.63 OPEX)	<ul style="list-style-type: none"> • Available Now • ±1,809 SF of Warehouse & 3 Private Offices • 13' Clear Height 	<ul style="list-style-type: none"> • Two (2) 10' x 12' GL Doors • 125 Amps, 240 V, 3 Phase Power 	VIEW 3D TOUR
1462 E. 33rd St	±1,360 SF	\$1.95/SF (\$2,652.00) Total Per Month (\$1.32 + \$0.63 OPEX)	<ul style="list-style-type: none"> • Available Now • 1 Private Offices, Reception, Warehouse • 14' Clear Height 	<ul style="list-style-type: none"> • 10' x 12' GL Door • 125 Amps, 240 V, 3 Phase Power • A/C Controlled Warehouse 	VIEW 3D TOUR
1520 E. 33rd St	±2,720 SF	\$1.90/SF (\$5,168.00) Total Per Month (\$1.27 + \$0.63 OPEX)	<ul style="list-style-type: none"> • Available Now • 4 Offices & Warehouse 	<ul style="list-style-type: none"> • (2) 10' x 12' GL Doors • 13' Clear Height 	
3283 Walnut Ave	±4,800 SF	\$1.85/SF (\$8,880.00) Total Per Month (\$1.22 + \$0.63 OPEX)	<ul style="list-style-type: none"> • Available Now • Street Frontage • 7 Private Offices & Reception • ±2,123 SF of Warehouse 	<ul style="list-style-type: none"> • 13' Clear Height • Two (2) 10' x 12' GL Doors • 575 Amps, 656/360 V, 3 Phase Power 	

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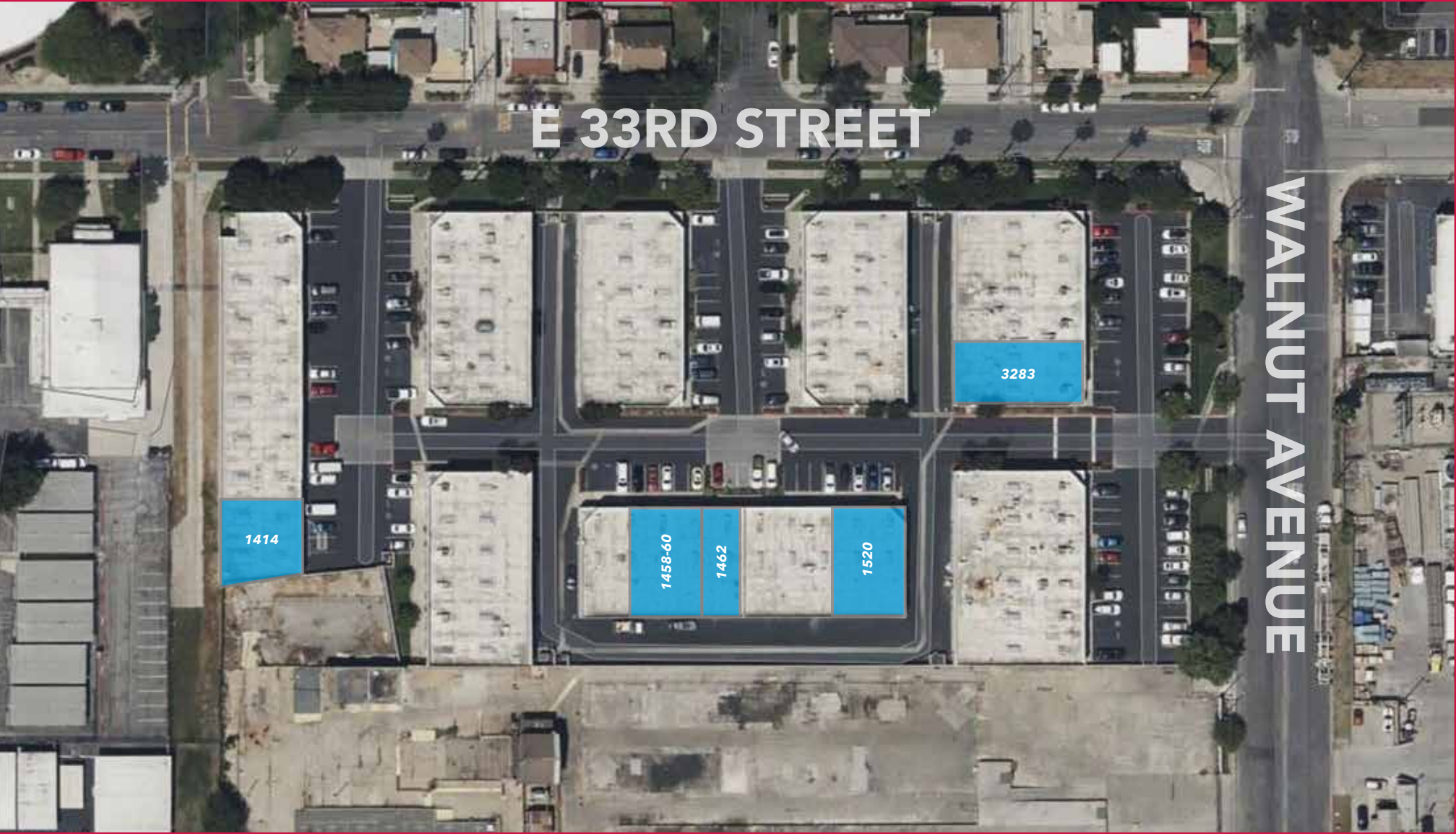
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UNIT INDICATOR

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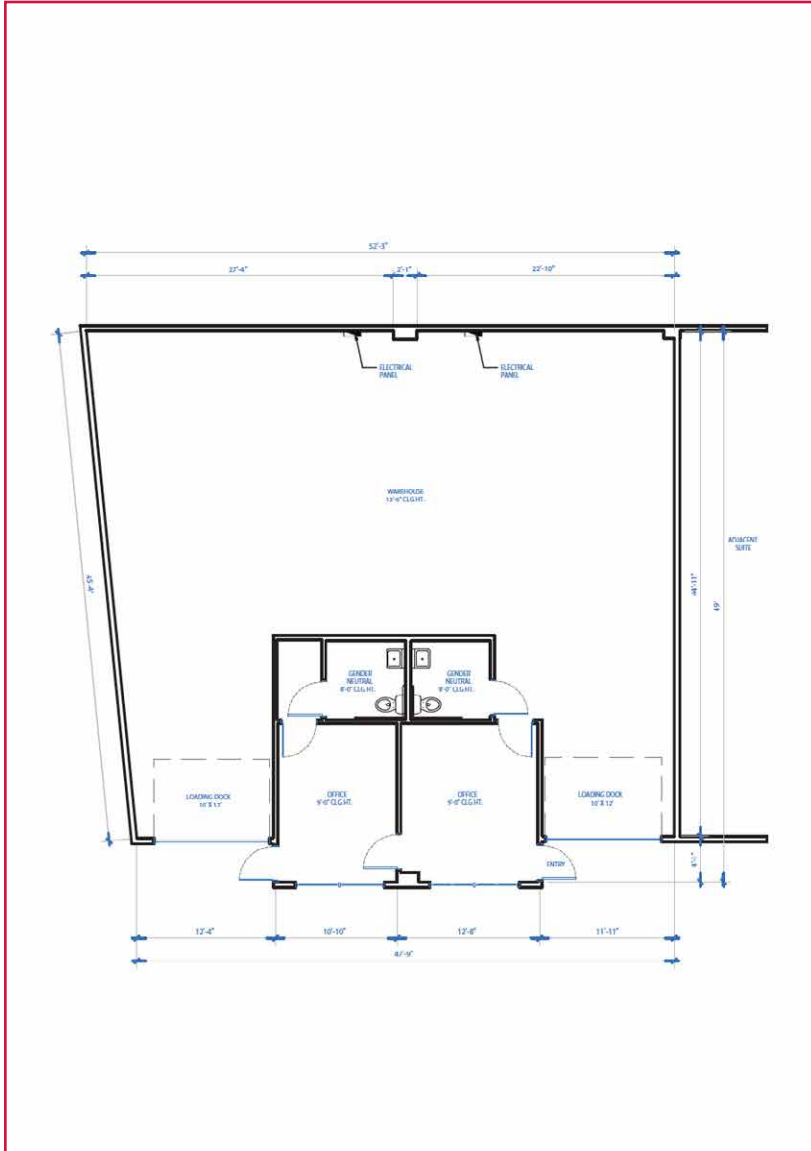
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1414 E 33RD STREET

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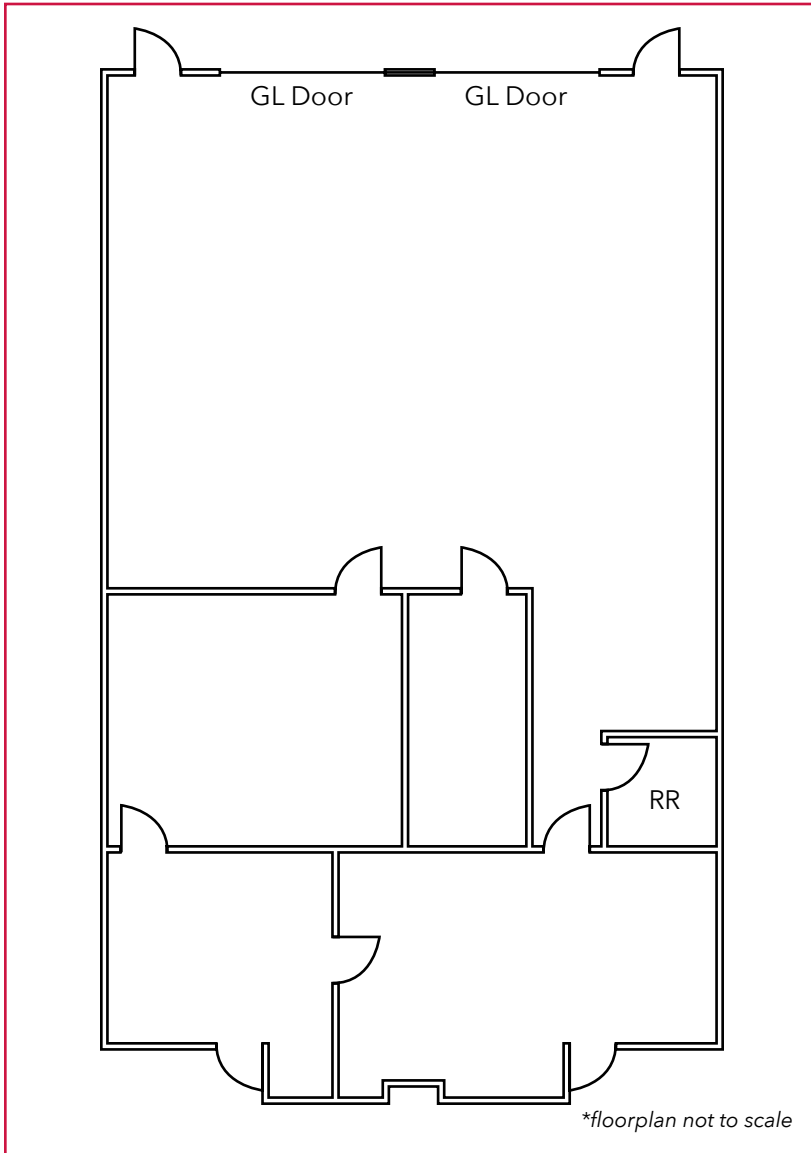
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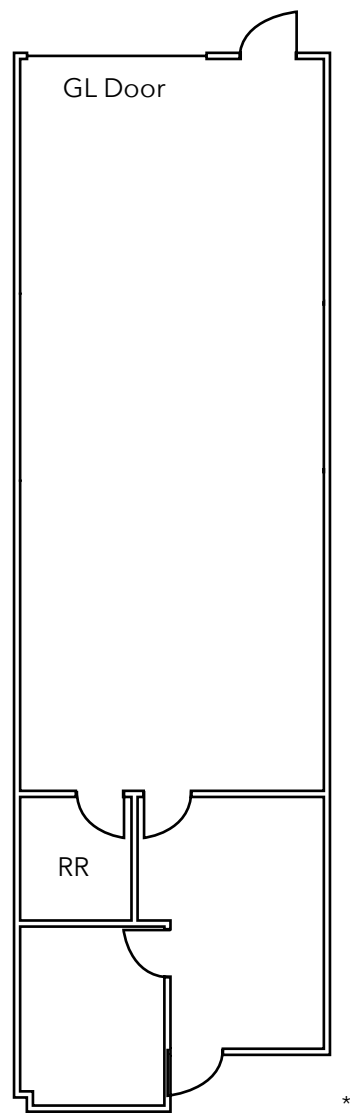
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PROPERTY MAP

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