

2300 WALNUT BUSINESS PARK

2300 WALNUT AVE, SIGNAL HILL, CA 90755

INDUSTRIAL FOR LEASE



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PROPERTY HIGHLIGHTS

- Available: $\pm 1,372$ SF - $\pm 2,928$ SF
- 2300 Walnut 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 Plan & Long Beach Airport
- Local Amenities - Long Beach Airport, Costco, Home Depot, Restaurants, Entertainment
- Zoning: LI ([Click Here For Allowable Uses](#))
- 2 per 1,000 SF parking spaces
- Each unit is individually metered for electricity
- Lease Type: 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 \$0.55 PSF Monthly Operating Expenses.
- Water, Trash, & Landscaping are included in the Operating Expenses
- Tenant to verify all information



AVAILABLE SPACES

2300 WALNUT BUSINESS PARK
2300 WALNUT AVENUE | SIGNAL HILL, CA 90755

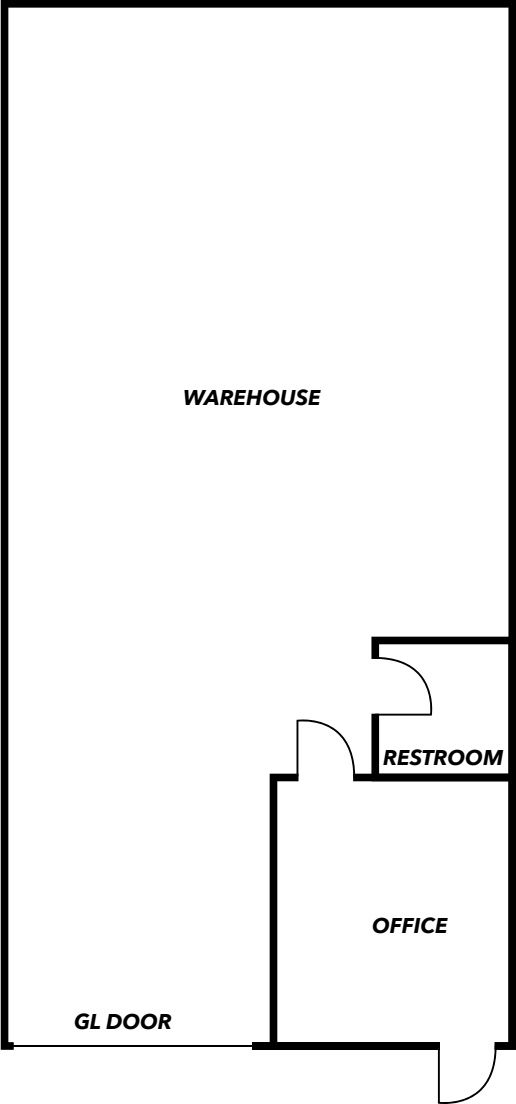
Suite	Size	Rate	Description	Virtual Tour
Suite A	± 1,372 SF	\$2.00/SF Total (\$2,744.00) Per Month (\$1.45 NNN + \$.55 OPEX)	<ul style="list-style-type: none">• One Private Office & Clear Span Warehouse• 10' x 14' GL Door• 16' Clear Height• Corner Unit	
Suite B	±1,556 SF	\$1.90/SF Total (\$2,956.40) Per Month (\$1.35 NNN + \$.55 OPEX)	<ul style="list-style-type: none">• One Private Office & Clear Span Warehouse• 10' x 14' GL Door• 16' Clear Height• Hardwood Office Floor	VIEW 3D TOUR



SUITE B

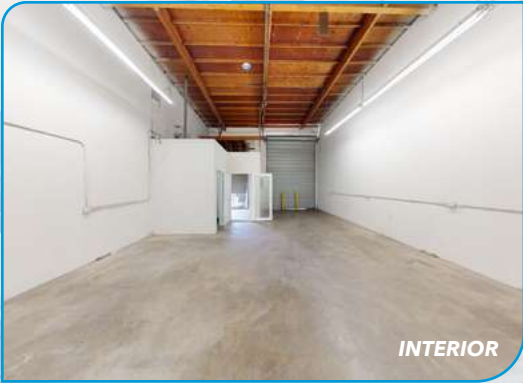
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FLOOR PLAN

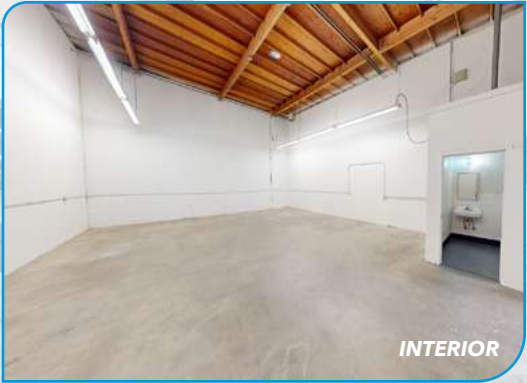


This plan and its measurements are approximate and not up to scale.
It is the responsibility of the buyer/lessor to verify the property's
measurements independently.

UNIT INDICATOR



INTERIOR



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