



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.

MAX P. EDDY

Associate | DRE LIC 02163858
e meddy@leelalb.com
p 562.354.2538

GARRETT MASSARO, SIOR

Principal | DRE LIC 01771471
e gmassaro@leelalb.com
p 562.354.2516

BRANDON CARRILLO

Principal | DRE LIC 01745362
e bcarrillo@leelalb.com
p 562.354.2510

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- Available: 1,250 SF - 2,400 SF
- 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 \$.49 PSF Monthly Operating Expenses.
- Water, Trash, & Landscaping is included in the Operating Expenses.



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SUITE	SIZE	RATE	DESCRIPTION	VIRTUAL TOUR
SUITE G	±1,250 SF	\$2.00 / SF (\$2,500.00) Total Per Month (\$1.51 NNN + OPEX)	<ul style="list-style-type: none"> • 10' x 12' GL Door • 17' Clear Height, • Clear Span Warehouse & Private Office 	<p>Click Below for a Virtual Tour</p> <p>VIEW 3D TOUR</p>
SUITE J	±2,400 SF	\$1.90 / SF (\$4,560.00) Total Per Month (\$1.41 + \$0.49 OPEX)	<ul style="list-style-type: none"> • ±1,900 SF of Warehouse • New LED Lights • 16.9' Clear Height • 10' x 12' GL Door • 100 Amps, 120/208 V, 3 Phase 	<p>Click Below for a Virtual Tour</p> <p>VIEW 3D TOUR</p>
SUITE U	±2,400 SF	\$1.90 / SF (\$4,560.00) Total Per Month (\$1.41 + 0.49 OPEX)	<ul style="list-style-type: none"> • ±2,070 SF of Warehouse • 200 Amps, 120/208 V, 1 Phase • 17' Clear Height • 10' x 12' GL Door 	<p>Click Below for a Virtual Tour</p> <p>VIEW 3D TOUR</p>
SUITE S	±1,250 SF	\$2.00 / SF (\$2,500.00) Total Per Month (\$1.51 NNN + OPEX)	10' x 12' GL Door, 17' Clear Height, Clear Span Warehouse & Private Office	<p>Click Below for a Virtual Tour</p> <p>VIEW 3D TOUR</p>

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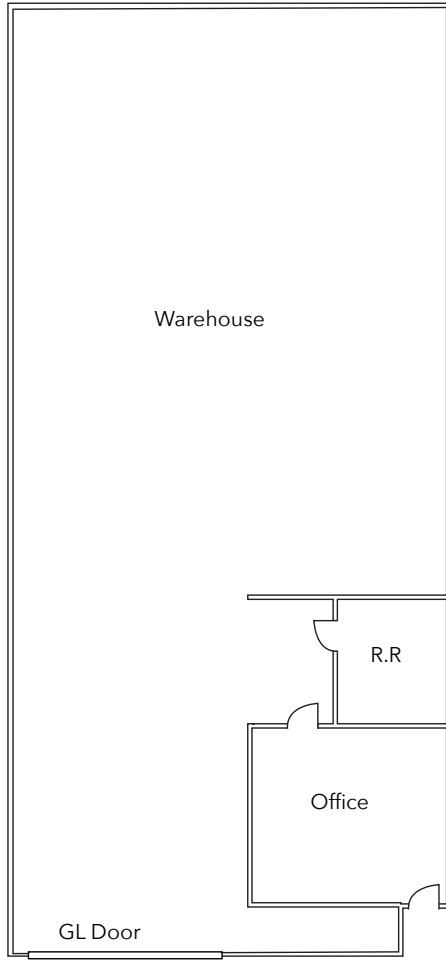
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FLOOR PLAN



**floorplan not to scale*

UNIT INDICATOR



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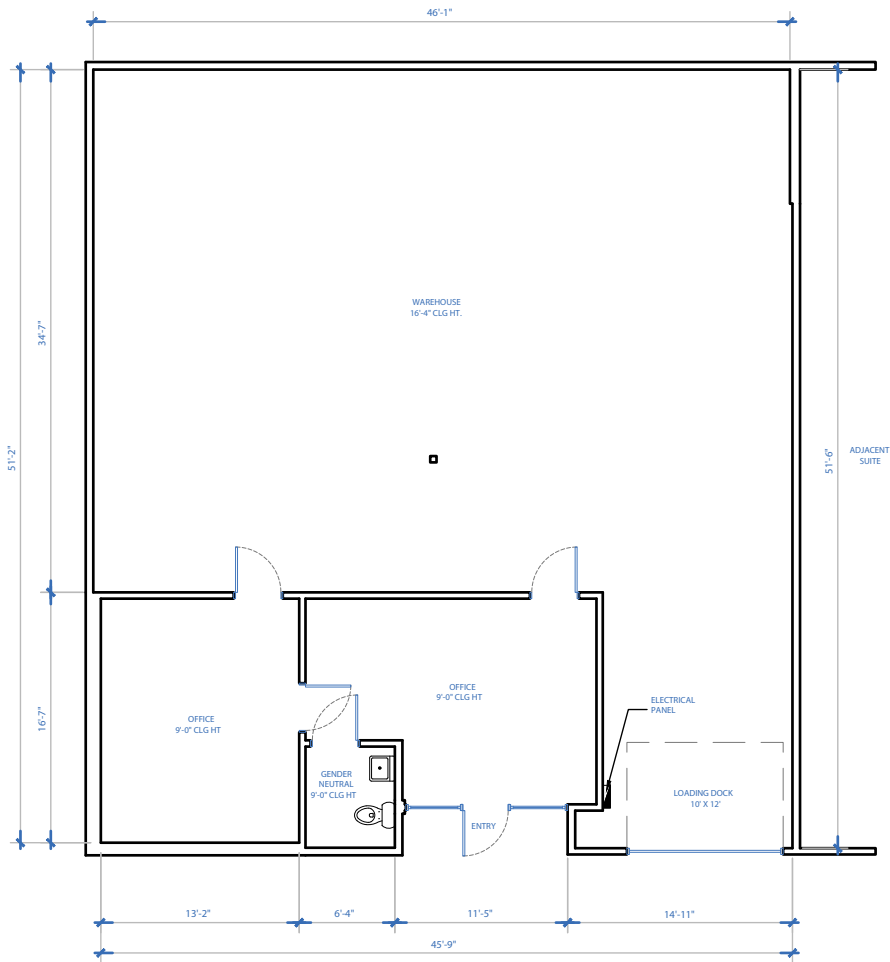
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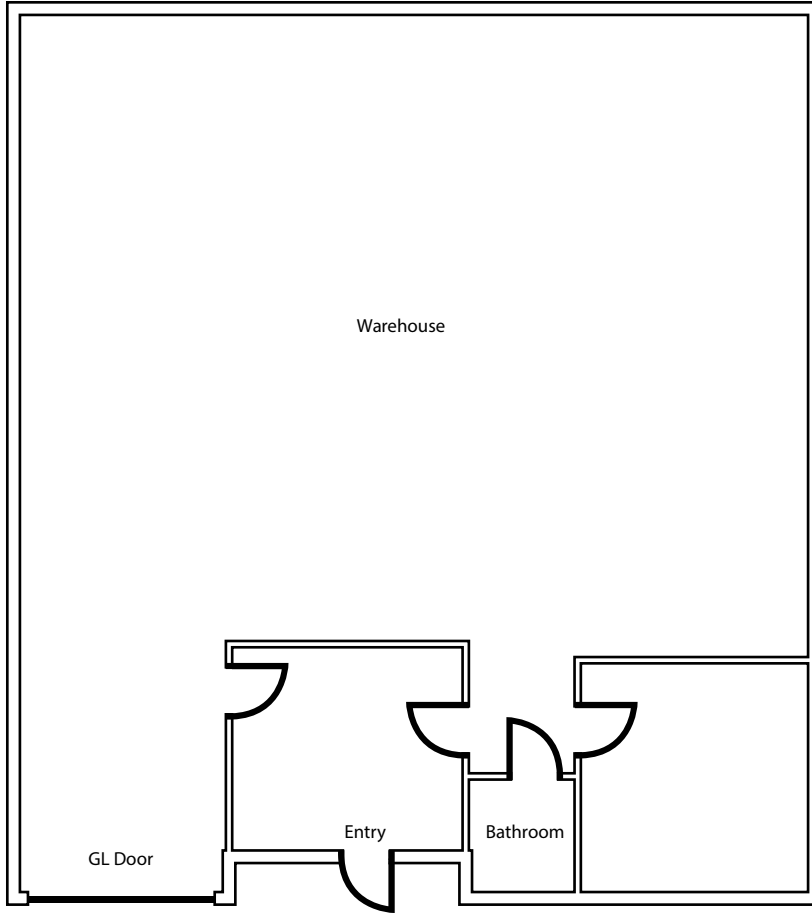
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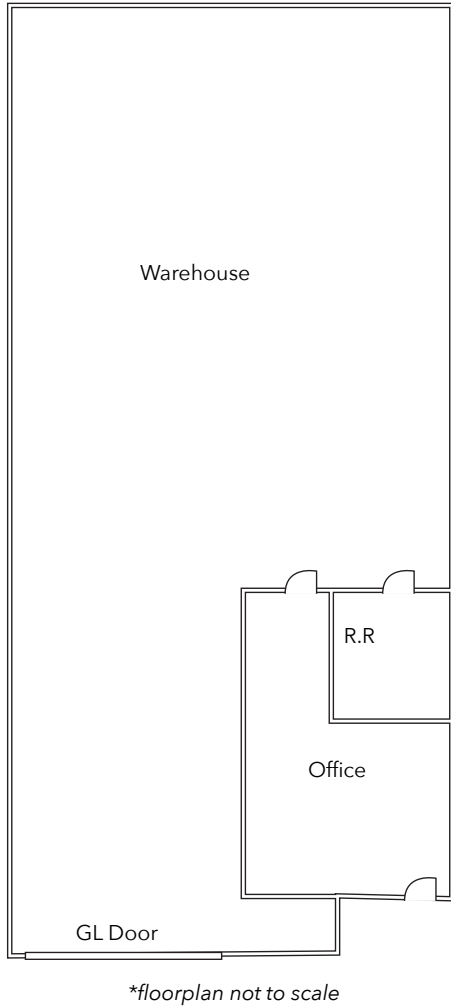
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