



4035 VIA ORO AVENUE
LONG BEACH / CA 90810



32,103 SF For Sale

- + Office: 14,014 SF
- + Auto Lab: 18,089 SF

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CBRE

Property Overview

4035 Via Oro

4035 Via Oro Avenue in Long Beach is a 32,103 square foot single-tenant industrial property situated on a 1.96 acre parcel. Built in 1997 and renovated in 2017, the property is zoned PD-26(1) allowing for a variety of industrial uses in a master planned business park environment. The property benefits from its strategic location in Long Beach at the confluence of two major freeways allowing for excellent access to the Ports of Los Angeles and Long Beach as well as the entire LA Basin and Orange County. These attributes make it an ideal site for businesses involved in advanced manufacturing, research and development, or international trade.

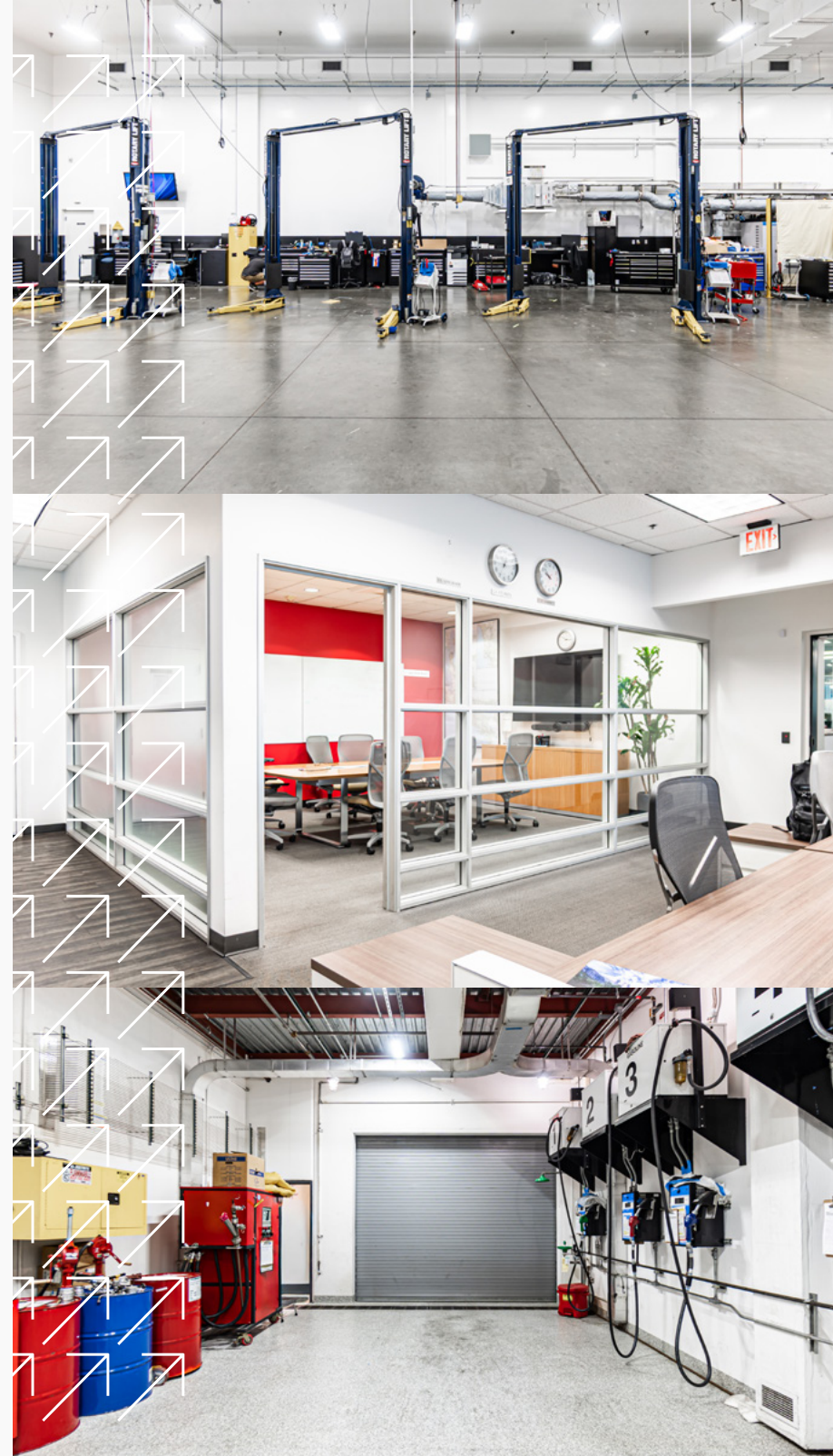
Strategically located asset in the heart of the South Bay market.



4035 VIA ORO AVE

Building Specifications

Address	4035 Via Oro Long Beach, CA
Property Type	Industrial – Auto Lab
Building Size	32,103 SF (buyer to verify)
Office	14,014 SF
Auto Lab	18,089 SF
Lot Size	1.96 Acres
Zoning Information	PD-26(1) - West Long Beach Business Parks Development Plan
Year Built / Renovated	1997 / 2017
Number of Floors	2
Ceiling Height	22' - 27'
Parking	170 Parking Spots
Loading Docks	4 GL Doors
Power	3,000 Amps, 277/480 Volts
HVAC & Utilities	To be Verified with Inspection
Roof	Refurbished in 2022
Sprinklers	0.25 GPM over 3,000 SF and Foam Suppression
Building Amenities	Free standing Office/Auto Lab building with a fenced perimeter and gated entrance.



Auto Lab Capabilities & Equipment List



ENGINEERING / TECHNICAL

- Vehicle workshop, including 8 lifts in 2 separate workshop areas. Drain & Fuel room w/ separate fuel storage room
- Compressed Gas storage room
- Gas and Diesel storage tanks (above ground)
- Cold Box (2 Vehicles)
- Numerous Level 2 EV Chargers

TEST CELL HIGHLIGHTS

- 4WD Dynamometers
- Gasoline and Diesel Testing
- Dilute and Raw Modal (Pre/Post)
- Test cell range 20°F to 115°F (T1 – 75 degF only, T2 20 to 115degF)
- Velocity Simulating Fan
- Hartzell Fan

TESTING CAPABILITIES

- | | |
|--|--|
| • Cold tests (20° F/-7°C) | • ECE/EU (European testing) |
| • Cold Soaking | • Hot Soak EVAP |
| • Custom Tests/Cycles ranging from (20°F/-7°C to 105°F/41°C) | • Modal Exhaust Measurements |
| • Diesel Testing | • NMOG Analysis |
| • Procedures 5Cycle Testing | • Alternate Fuels Tests |
| • Hybrid Vehicle Testing | • Certification Short Test |
| • SC03 | • Raw Exhaust Measurements |
| • US06/Split Bag | • Highway Fuel Economy Test with Coast Downs |
| • FTP 78 | • SHEDs, Custom SHED Tests |
| • Electric vehicle testing | • Spit Back |
| • EVAP Canister Conditioning (Purging/ Loading) | • Canister Capacity Determination |
| | • N2O and NH3 measurements |
| | • PM counter |

CELL 1

- 4WD Burke-Porter dynamometer
- HVAC for Ambient Temperature control
- Horiba MEXA-ONE Bag Analyzers (CO, CO2, THC, HFID-THC, CH4, NOx)
- Horiba MEXA7000 Dilute Modal Analyzers (CO, CO2, THC, NOx)
- Horiba MEXA7000 Direct Modal Analyzers – 2-lines (CO, CO2, O2, THC, NOx)
- Horiba QCL-1400 NH3 Analyzer
- Horiba QCL-1100 N2O Analyzer
- Hartzell FTP Vehicle Cooling Fan with VFD for speed adjustment
- Hartzell US06 Vehicle Cooling Fan with VFD for speed adjustment
- Maha Road-speed Fan

CELL 2

- 4WD AIP Maha dynamometer with Bleyer Rod Restraints
- HVAC for Temperature control from 20F to 95F
- Mitronic SunSim SC03 Lighting system
- Horiba MEXA-ONE Bag Analyzers (CO, CO2, THC, HFID-THC, CH4, NOx)
- Horiba MEXA-ONE Dilute Modal Analyzers (CO, CO2, NOx)
- Horiba MEXA-ONE Direct Modal Analyzers – 2-lines (CO, CO2, O2, THC, NOx)
- Horiba SPCS Particle Number counter
- Maha QCL N2O Analyzer
- SC03-compliant Road-speed Fan
- Hartzell FTP Vehicle Cooling Fan with VFD for speed adjustment
- Hartzell US06 Vehicle Cooling Fan with VFD for speed adjustment

VEHICLE PREPARATION

- Class 1, Div 1 indoor fueling room with 4 wall mounted fuel pumps with dedicated HVAC
- Class 1 Div 1 indoor fuel storage room with dedicated HVAC
- Compressed Gas Cylinder Storage Room
- Cold Soak Chamber with 4-post lift (can soak two Sprinters simultaneously)
- ETAS hardware for vehicle measurement

VEHICLE PREPARATION

- Webber Soak Area Temperature monitoring and recording system
- JAG Gas bottle pressure monitoring and recording system

Floor Plan

1st Floor | 4035 Via Oro Ave



WAREHOUSE/AUTO
LAB SIZE

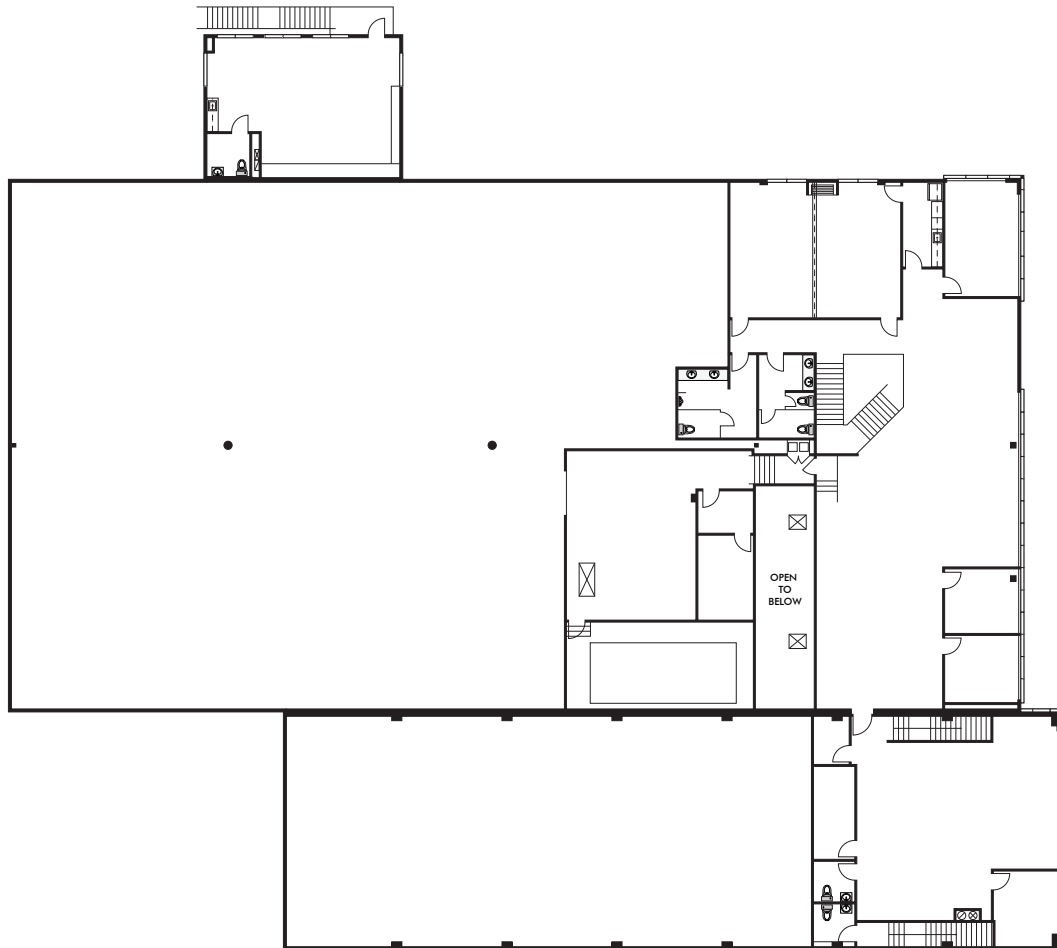
18,089 SF

OFFICE SIZE

6,579 SF

Floor Plan

2nd Floor | 4035 Via Oro Ave



OFFICE SIZE

±5,800 SF

MEZZANINE SIZE

±1,635 SF

Site Plan

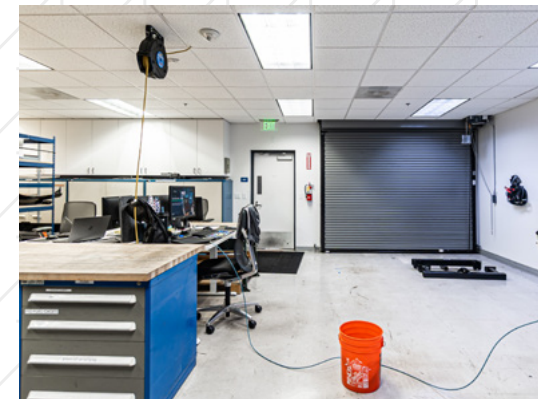
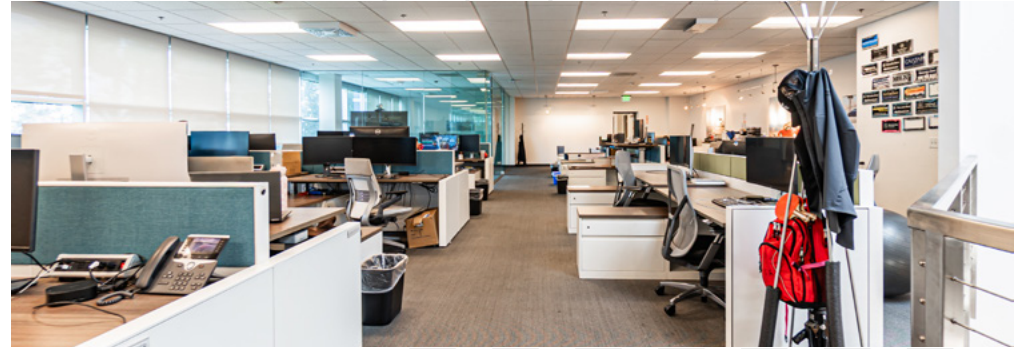
4035 Via Oro Ave

SQUARE FOOTAGE

32,103 SF



Interior Photos



▲ DOWNTOWN LOS ANGELES



Business Park Environment

Situated in a thriving Long Beach business corridor with on-site parking.



Freeway Accessibility

convenient access to major freeways (I-405, I-710) for streamlined commutes and efficient distribution.



Favorable Zoning & Power

Zoning provides a variety of industrial uses + heavy power of 3,000 Amps.

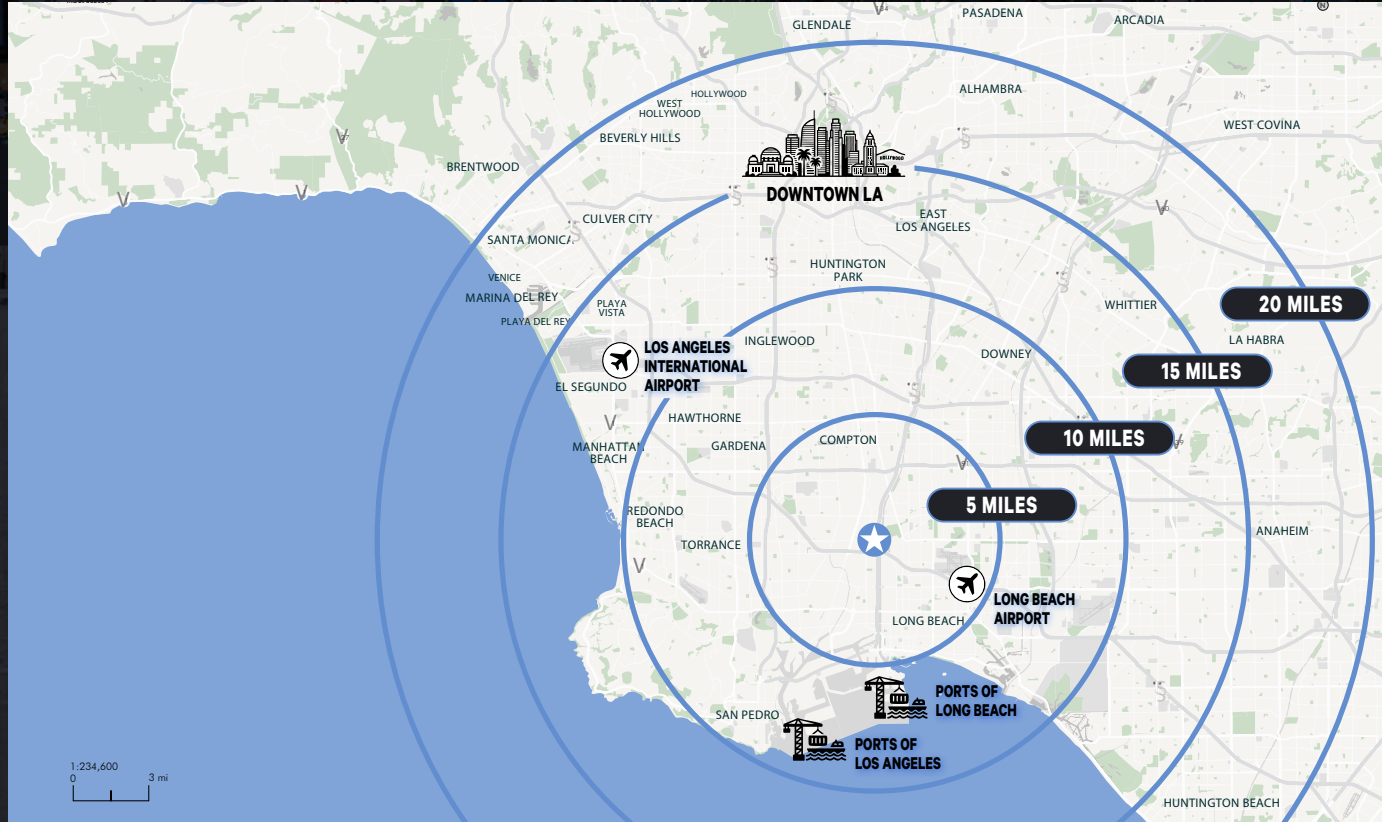


Unrivaled Port Access

Less than 10 miles from the Ports of LA and Long Beach This strategic position is a significant advantage for companies involved in international trade.

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TRANSPORTATION & LOGISTICS KEY DISTANCES

AIRPORTS

LOS ANGELES INTERNATIONAL AIRPORT	16.7 MILES
LONG BEACH AIRPORT	6.6 MILES

FREEWAYS

I-405	2.3 MILES
I-605	9 MILES
I-710	2 MILES
I-110	7 MILES

PORTS

PORT OF LOS ANGELES	10.5 MILES
PORT OF LONG BEACH	8 MILES

	5 MILES	10 MILES	15 MILES	20 MILES
POPULATION	622,909	2,391,106	4,401,387	7,065,843
HOUSEHOLDS	202,262	788,188	1,453,717	2,475,449
MEDIAN AGE	36.8	37.5	37.5	38.0
AVERAGE HOUSEHOLD SIZE	3.01	2.98	2.97	2.80
AVERAGE HOUSEHOLD INCOME	\$106,569	\$118,359	\$119,831	\$125,221
AVERAGE PROPERTY VALUE	\$750,215	\$872,656	\$922,943	\$996,722
NUMBER OF EMPLOYEES	266,012	801,900	1,694,961	3,042,065

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