

WALNUT AVENUE BUSINESS PARK

INDUSTRIAL/FLEX FOR LEASE

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



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PROPERTY EXTERIOR

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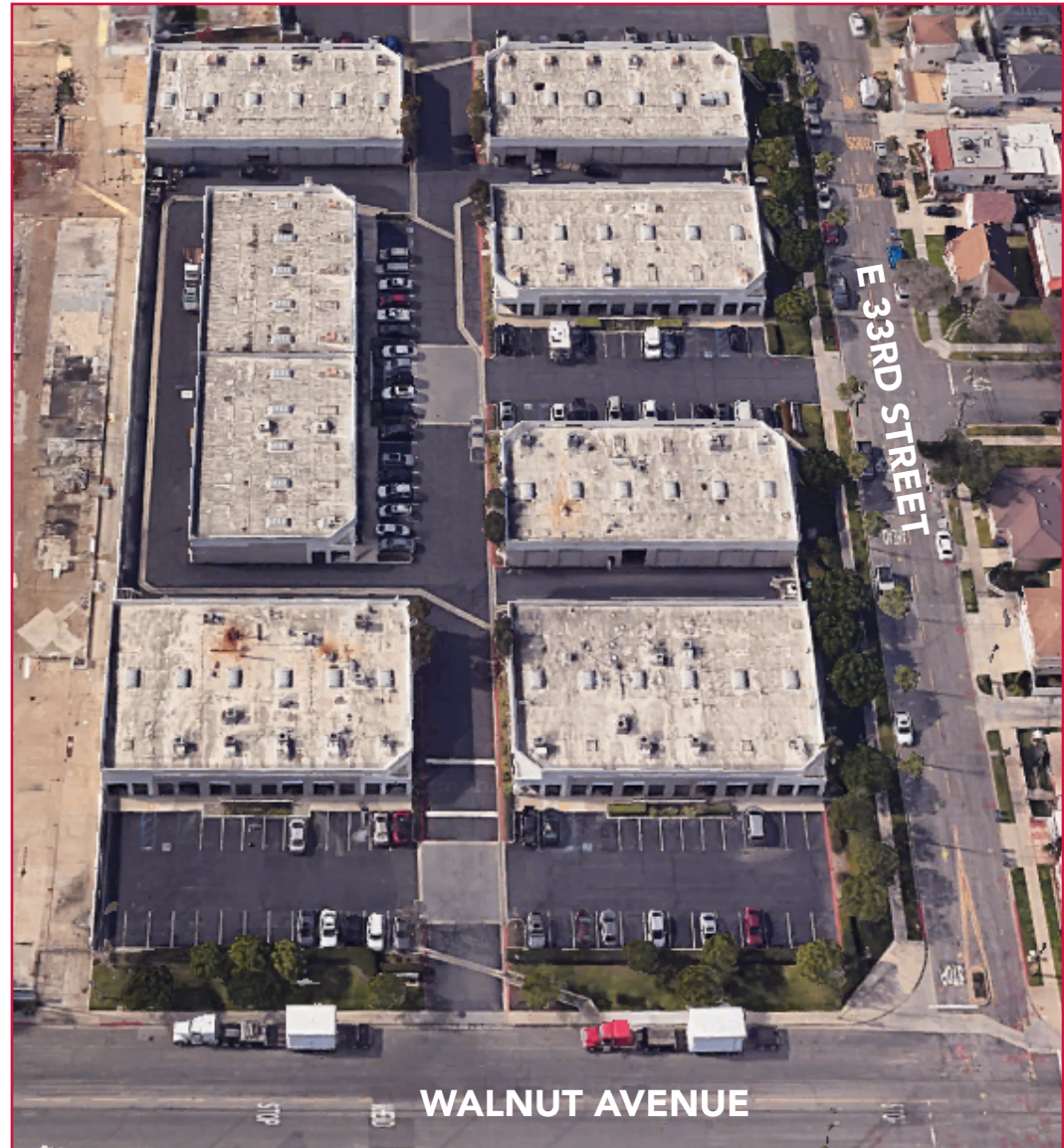
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PROPERTY HIGHLIGHTS

1400 - 1520 E 33RD ST, SIGNAL HILL, CA 90755
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- Available: ±1,200 SF - 2,720 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 \$0.66 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

1400 - 1520 E 33RD ST, SIGNAL HILL, CA 90755
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Suite	Size	Rate	Description	Virtual Tour
1404 E. 33rd St	±1,200 SF	\$2.00/SF (\$2,400.00) Total Per Month (\$1.34 NNN + \$.66 OPEX)	• Available 9/1/26 • 1 Reception & Clear-Span Warehouse • (1) 10' x 12' GL Door • 13' Clear Height • 125 Amps, 240 V, 3 Phase Power.	
1434 E. 33rd St	±2,560 SF	\$1.85/SF (\$4,736.00) Total Per Month (\$1.19 NNN + \$.66 OPEX)	• Available Now • Flex/Industrial Unit • (2) 10' x 12' GL Doors • 13' Clear Height.	
1436 E. 33rd St	±1,280 SF	TBD	• Available 12/31/26	
1454 E. 33rd St	±1,360 SF	\$2.00/SF (\$2,720.00) Total Per Month (\$1.34 NNN + \$.66 OPEX)	• Available Now • 2 Private Offices & Clear-Span Warehouse • Corner Unit • (1) 10' x 12' GL Door • 13' Clear Height • 125 Amps, 240 V, 3 Phase Power	VIEW 3D TOUR
1520 E. 33rd St	±2,720 SF	\$1.90/SF (\$5,168.00) Total Per Month (\$1.24 NNN+ \$.66 OPEX)	• Available Now • 4 Offices & Warehouse • (2) 10' x 12' GL Doors • 13' Clear Height	VIEW 3D TOUR

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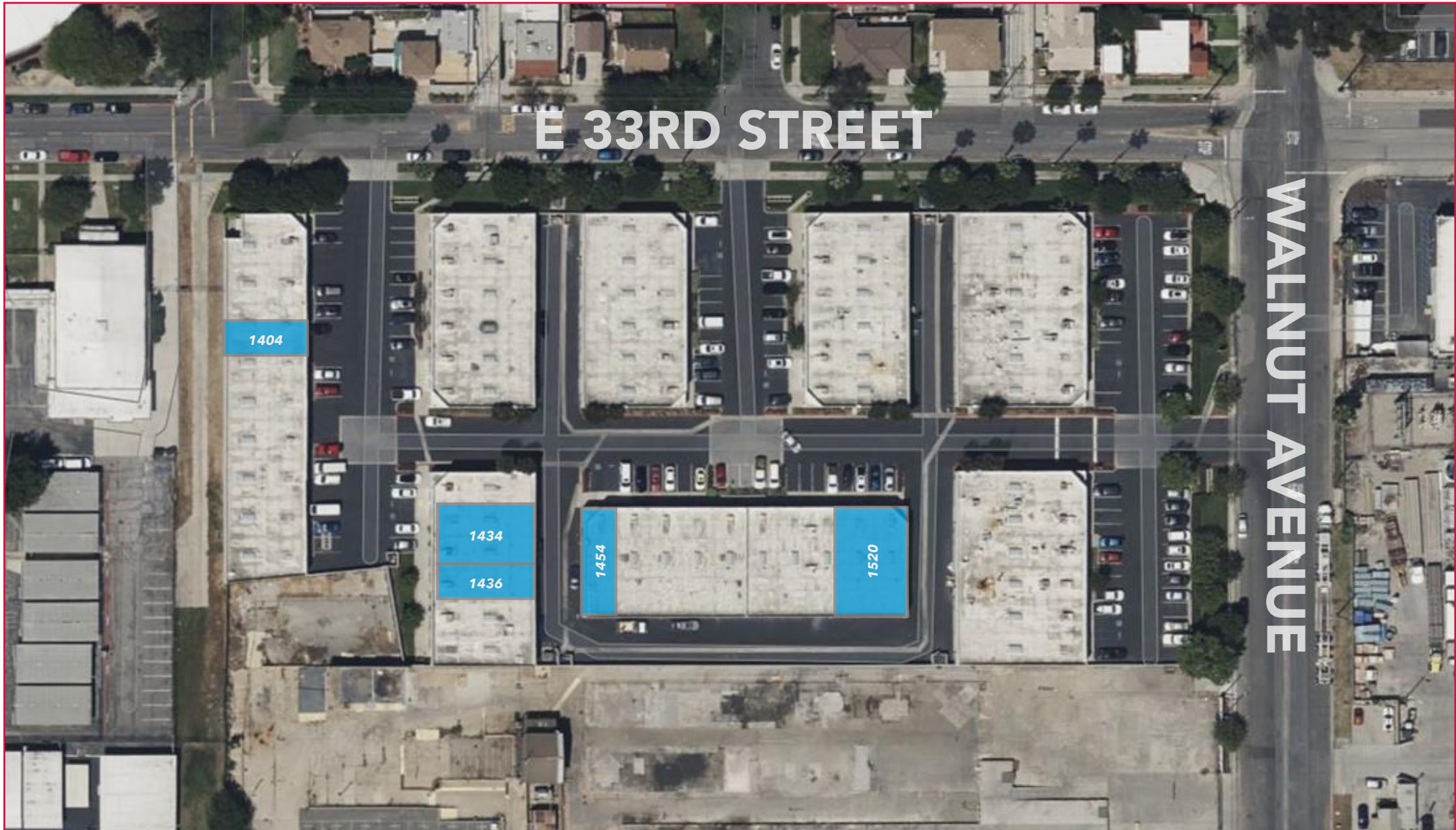
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UNIT INDICATOR

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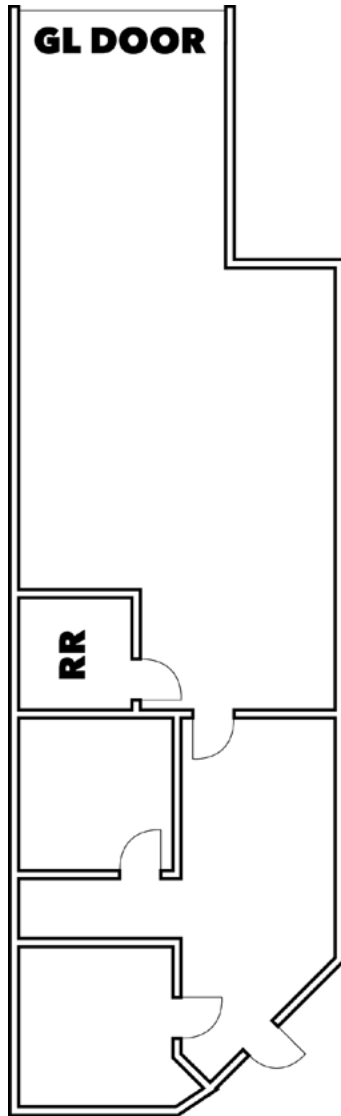
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1454 E 33RD STREET

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*floorplan not to scale



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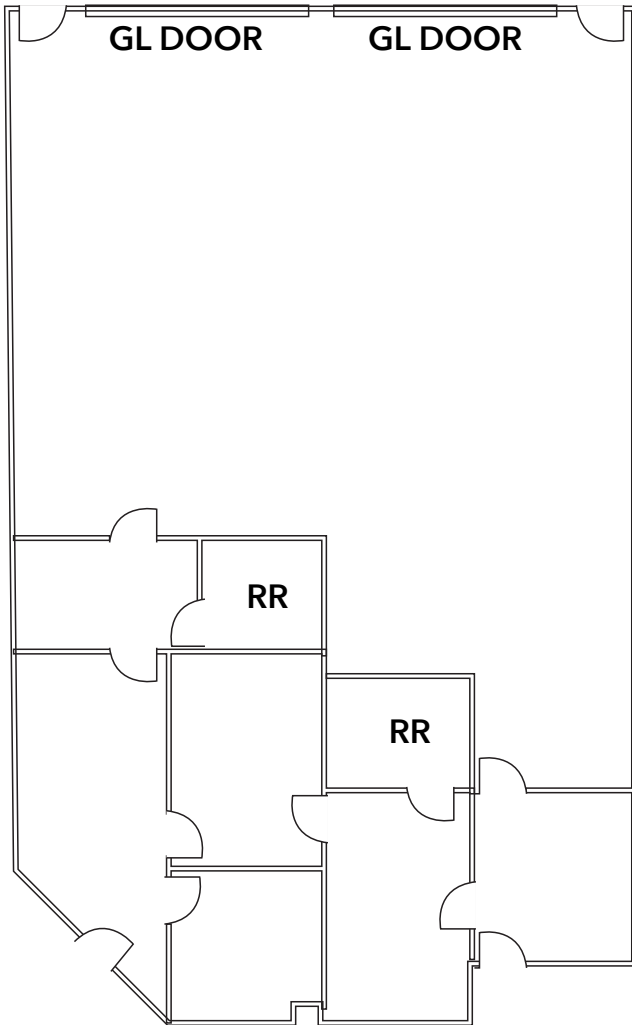
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PROPERTY MAP

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