



WALNUT AVENUE BUSINESS PARK

INDUSTRIAL/FLEX FOR LEASE

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

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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

PROPERTY EXTERIOR

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



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

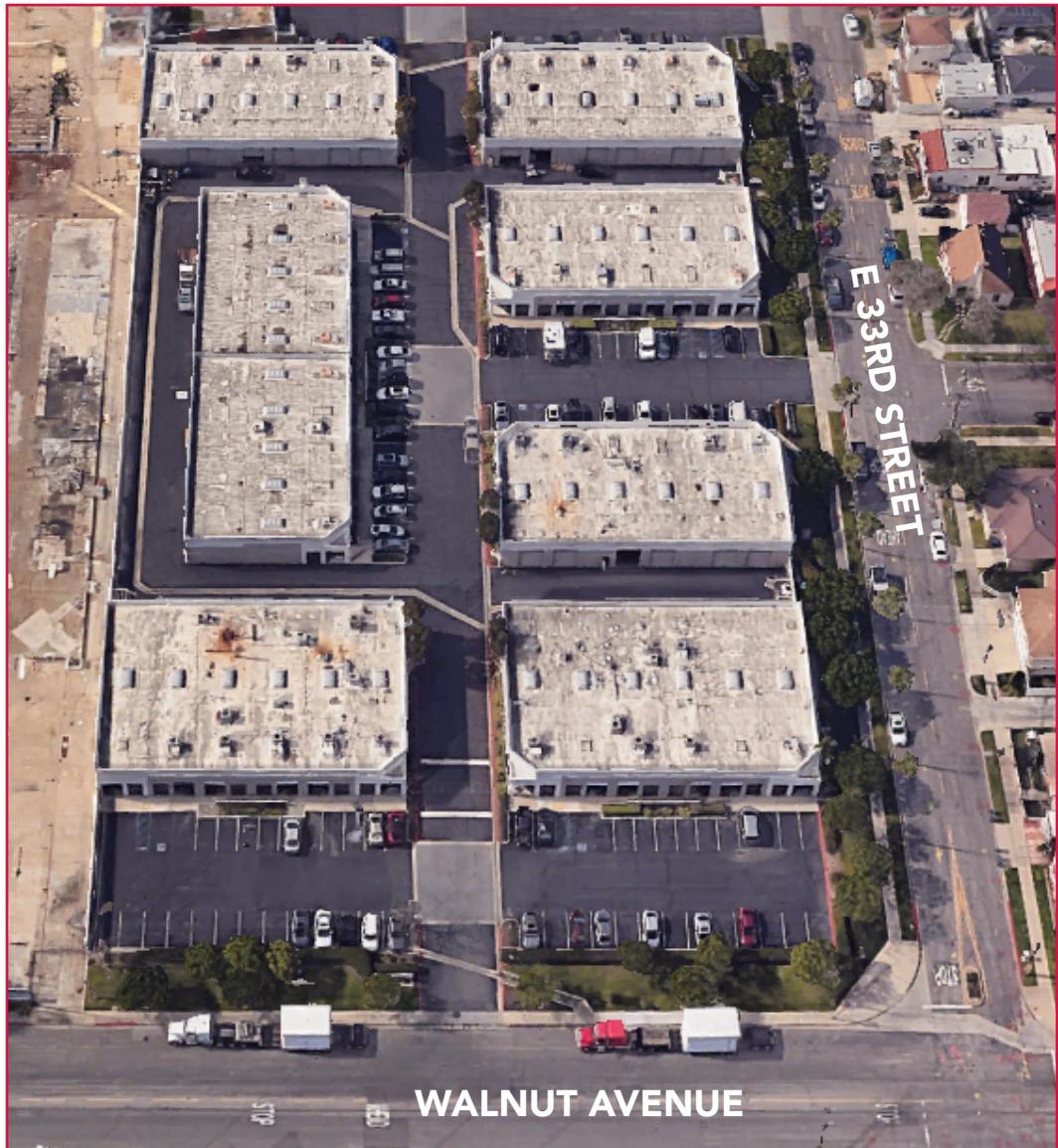
 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **George Urban**
ADVISORS

PROPERTY HIGHLIGHTS

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

- Available: ±1,200 SF - ±5,200 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](#))



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

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **George Urban**
ADVISORS

AVAILABLE SPACES

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

Suite	Size	Rate	Description	Virtual Tour
1412 E. 33rd St	±1,200 SF	\$2.05/SF (\$2,460.00) Total Per Month (\$1.39 NNN + \$.66 OPEX)	<ul style="list-style-type: none"> • Available Now. • Reception Office & Open Warehouse Area. • 14' Clear Height. • 10' x 12' GL Door 	VIEW 3D TOUR
1428 E. 33rd St	±1,280 SF	\$2.05/SF (\$2,624.00) Total Per Month (\$1.39 NNN + \$.66 OPEX)	<ul style="list-style-type: none"> • Available Now. • Reception Office, Private Office & Open Warehouse Area. • 14' Clear Height. • 10' x 12' GL Door 	VIEW 3D TOUR
1520 E. 33rd St	±2,720 SF	\$1.90/SF (\$5,168.00) Total Per Month (\$1.24 NNN+ \$.66 OPEX)	<ul style="list-style-type: none"> • Available Now • 4 Offices & Warehouse • (2) 10' x 12' GL Doors • 13' Clear Height 	VIEW 3D TOUR

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

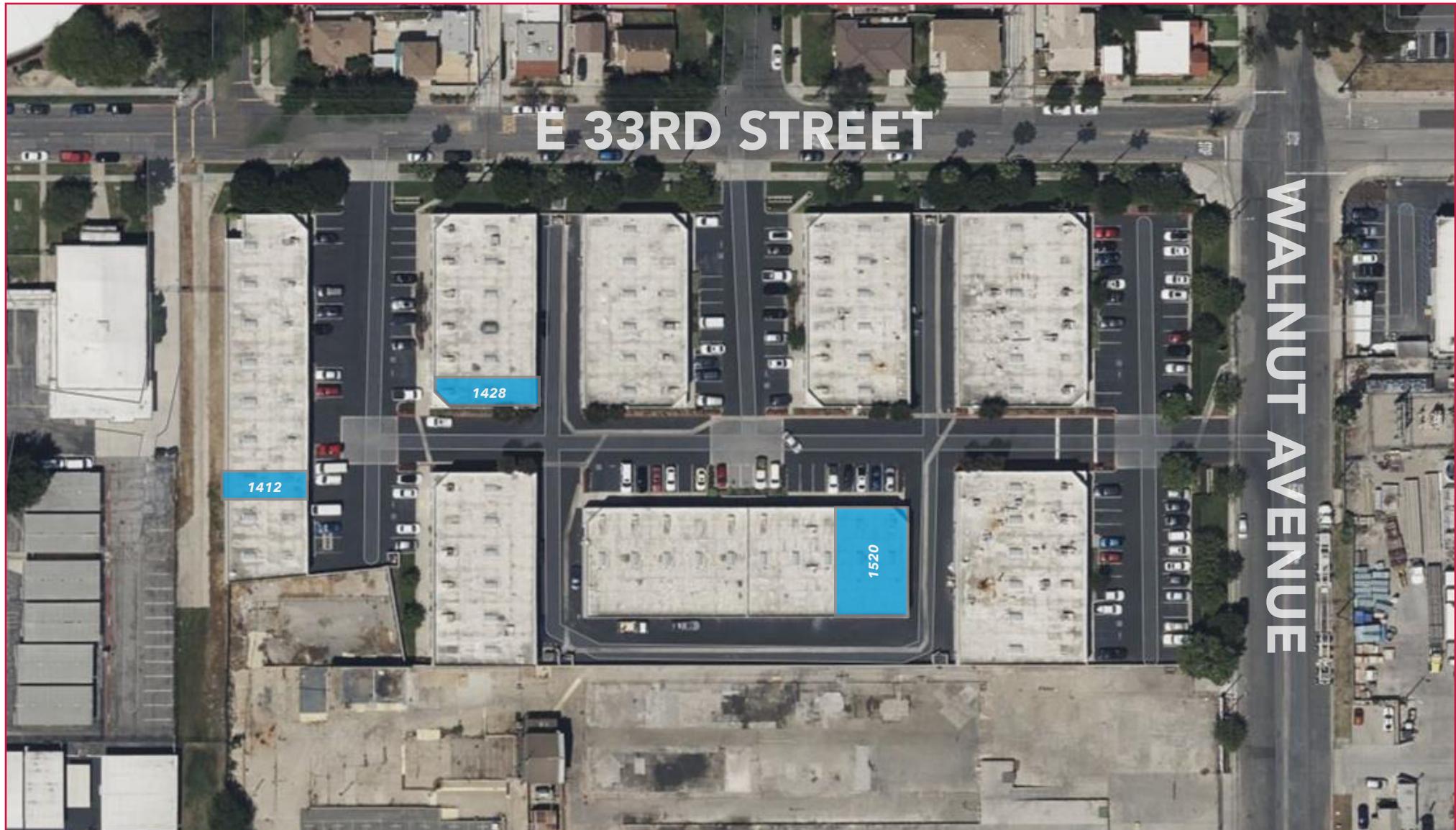
BRANDON CARRILLO
Principal | DRE LIC 01745362
e bcarrillo@leelalb.com
p 562.354.2510

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **George Urban**
ADVISORS

UNIT INDICATOR

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



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

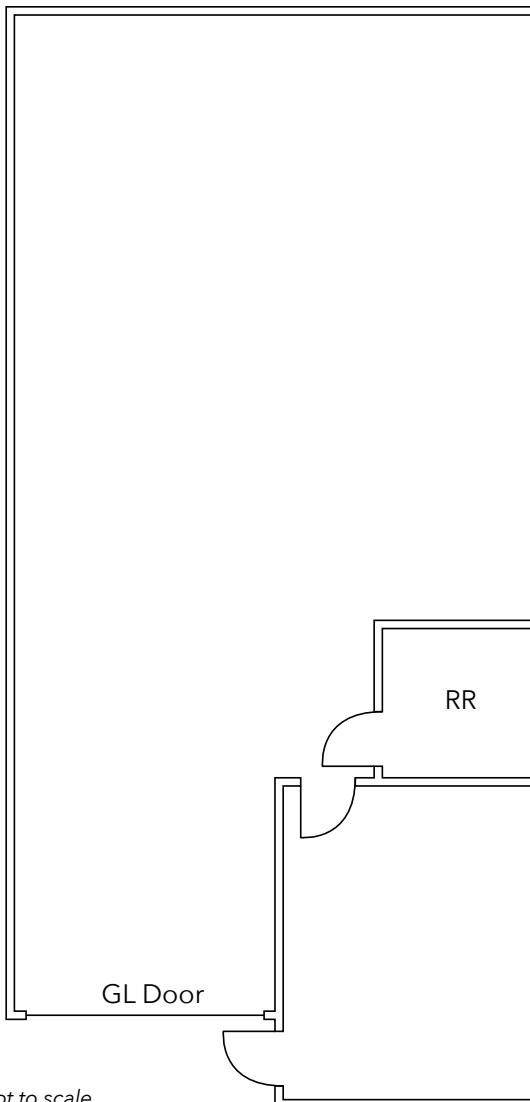
BRANDON CARRILLO
Principal | DRE LIC 01745362
e bcarrillo@leelalb.com
p 562.354.2510

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **George Urban**
ADVISORS

1412 E 33RD STREET

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



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

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **George Urban**
ADVISORS

1428 E 33RD STREET

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



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

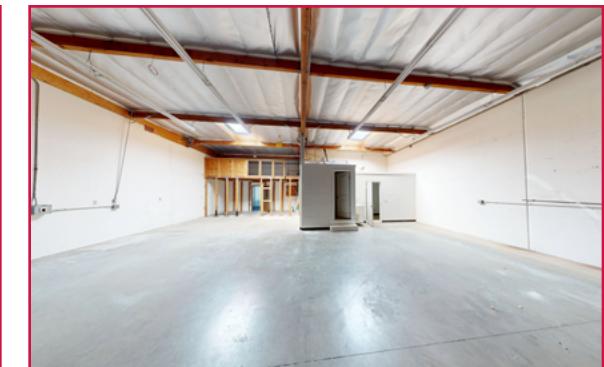
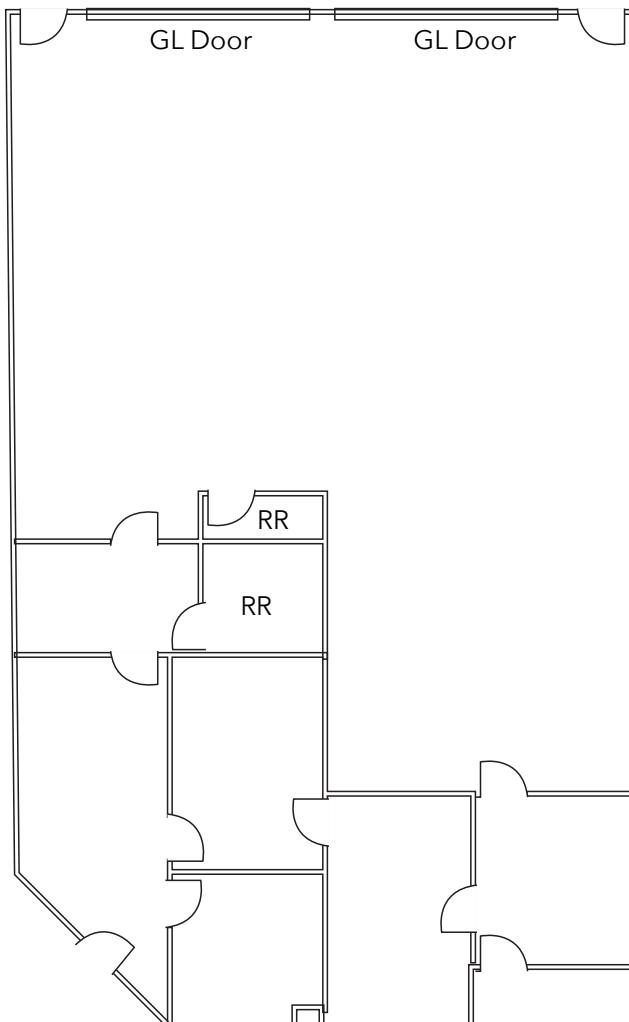
BRANDON CARRILLO
Principal | DRE LIC 01745362
e bcarrillo@leelalb.com
p 562.354.2510

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **George Urban**
ADVISORS

1520 E 33RD STREET

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



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

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **George Urban**
ADVISORS

PROPERTY MAP

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



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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

GeorgeUrban
ADVISORS