



**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**

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**GARRETT MASSARO, SIOR**

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**BRANDON CARRILLO**

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- Available: ± 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 J**



**SUITE HIGHLIGHTS**

- ±2,400 SF Available Now
- Rate: \$1.90 / SF (\$4,560.00) Total Per Month (\$1.41 + \$0.49 OPEX)
- ±1,900 SF of Warehouse
- New LED Lights
- 16.9' Clear Height
- 10' x 12' GL Door
- 100 Amps, 120/208 V, 3 Phase

Click Below for a  
Virtual Tour

**VIEW 3D TOUR**

**SUITE U**



**SUITE HIGHLIGHTS**

- ±2,400 SF Available Now
- Rate: \$1.90 / SF (\$4,560.00) Total Per Month (\$1.41 + 0.49 OPEX)
- ±2,070 SF of Warehouse
- 200 Amps, 120/208 V, 1 Phase
- 17' Clear Height
- 10' x 12' GL Door

Click Below for a  
Virtual Tour

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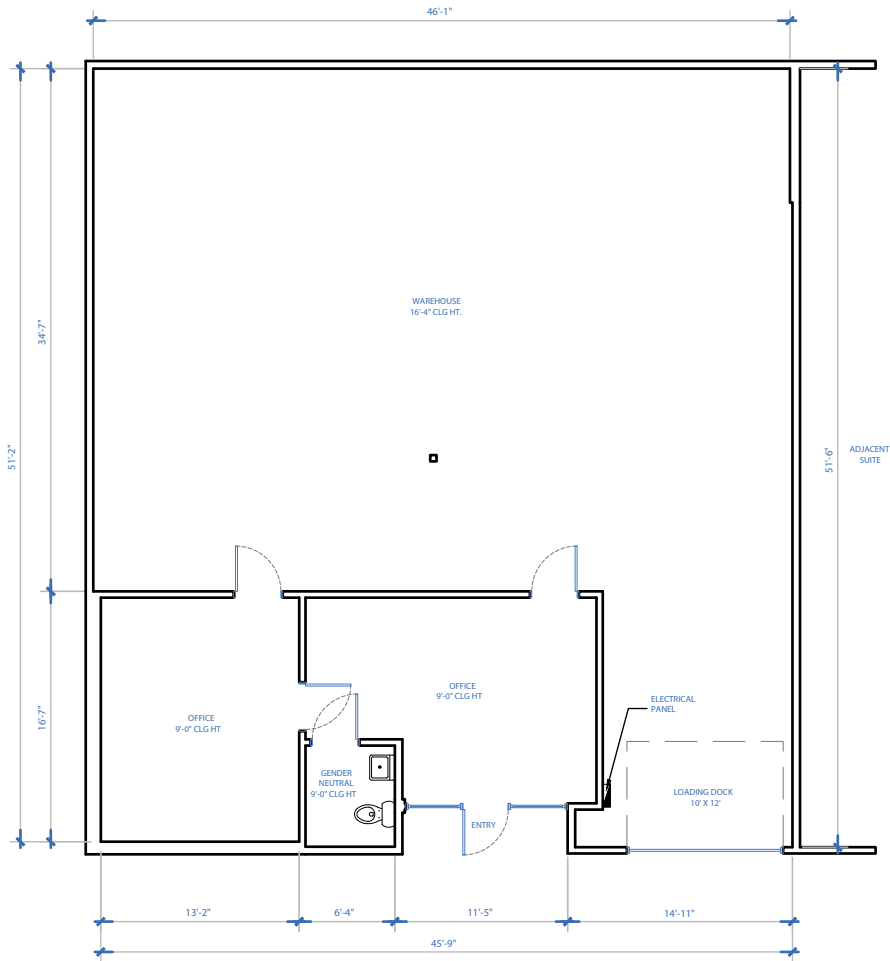
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**FLOOR PLAN**



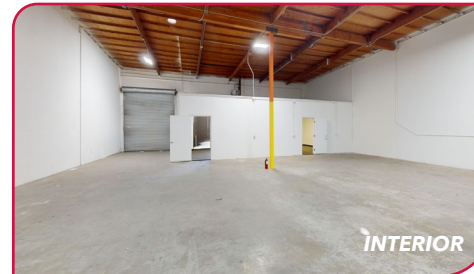
**UNIT INDICATOR**



INTERIOR



INTERIOR



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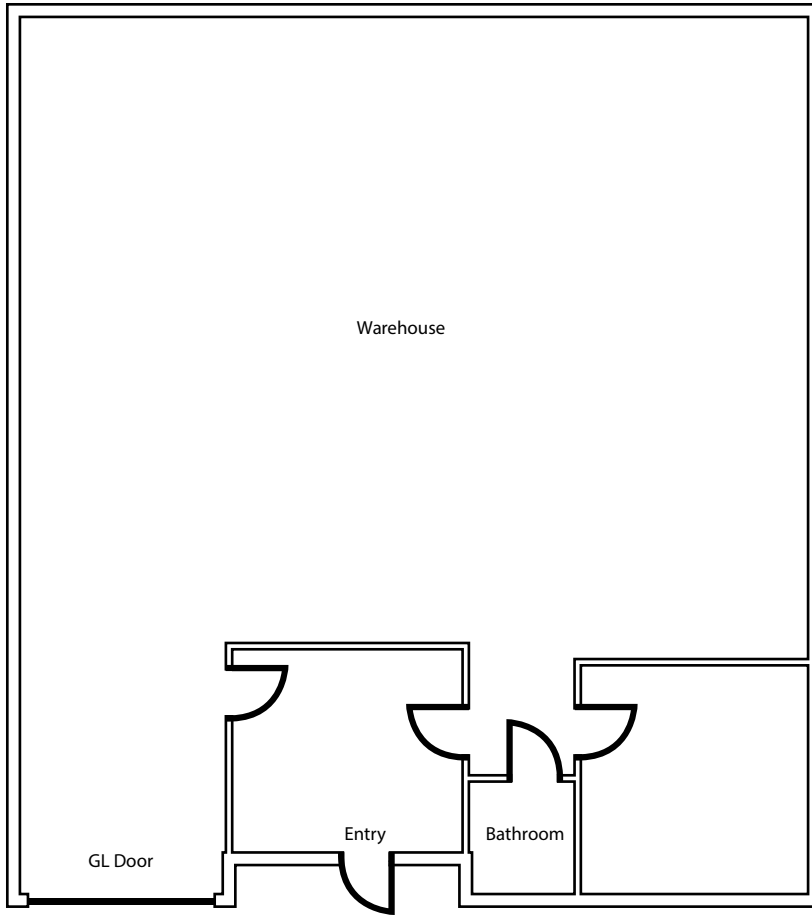
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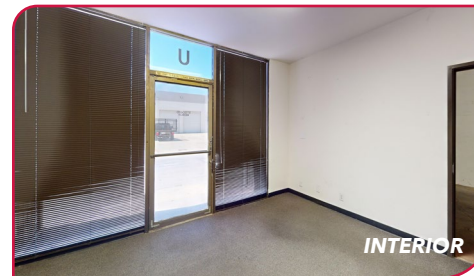
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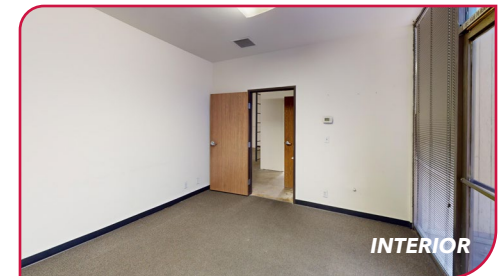


*\*floorplan not to scale*

**UNIT INDICATOR**



**INTERIOR**



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