

FOR SUBLEASE



2131 W WILLOW ST | LONG BEACH, CA 90810

198,089 SF AVAILABLE

2131 W Willow Street

Long Beach, CA 90810

South Bay / Long Beach | Los Angeles Industrial

\$1.20 G

TERM THROUGH FEB 2028

198,089 SF

Total Building

24' Clear

Ceiling Height

52

Dock Doors

Rear Load

Configuration

OVERVIEW

198,089 SF of rear-load industrial in the heart of the LA/Long Beach port complex. Reinforced concrete construction, 24' clear, 52 dock doors and 1 drive-in. Built for import/export, drayage and last-mile distribution — 4 miles to the Port of Long Beach, 1 mile to the I-710.

SUBLEASE TERM

Through February 2028

CONTACT

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BUILDING SPECS

Total Building SF	198,089 SF
Configuration	Rear Load
Year Built	1979
Construction	Reinforced Concrete
Dock Doors	52
Drive-In Doors	1
Auto Parking	67 spaces
Ceiling Height	24' clear

KEY FEATURES

- Port Complex — 4 mi to Long Beach / 5 mi to LA
- 52 Dock Doors + 1 Drive-In — high dock ratio
- Reinforced Concrete — heavy-load rated
- LA/Long Beach — premier SoCal distribution hub

NOTABLE DISTANCES

INTERSTATE	
I-710	1 mi
I-405	3 mi
I-110	5 mi
PORT	
Port of Long Beach	4 mi
Port of LA	5 mi
AIRPORT	
Long Beach (LGB)	3 mi
LAX	15 mi
SHIPPING HUBS	
FedEx	5 mi
UPS	6 mi

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SITE PLAN | 198,089 SF AVAILABLE

