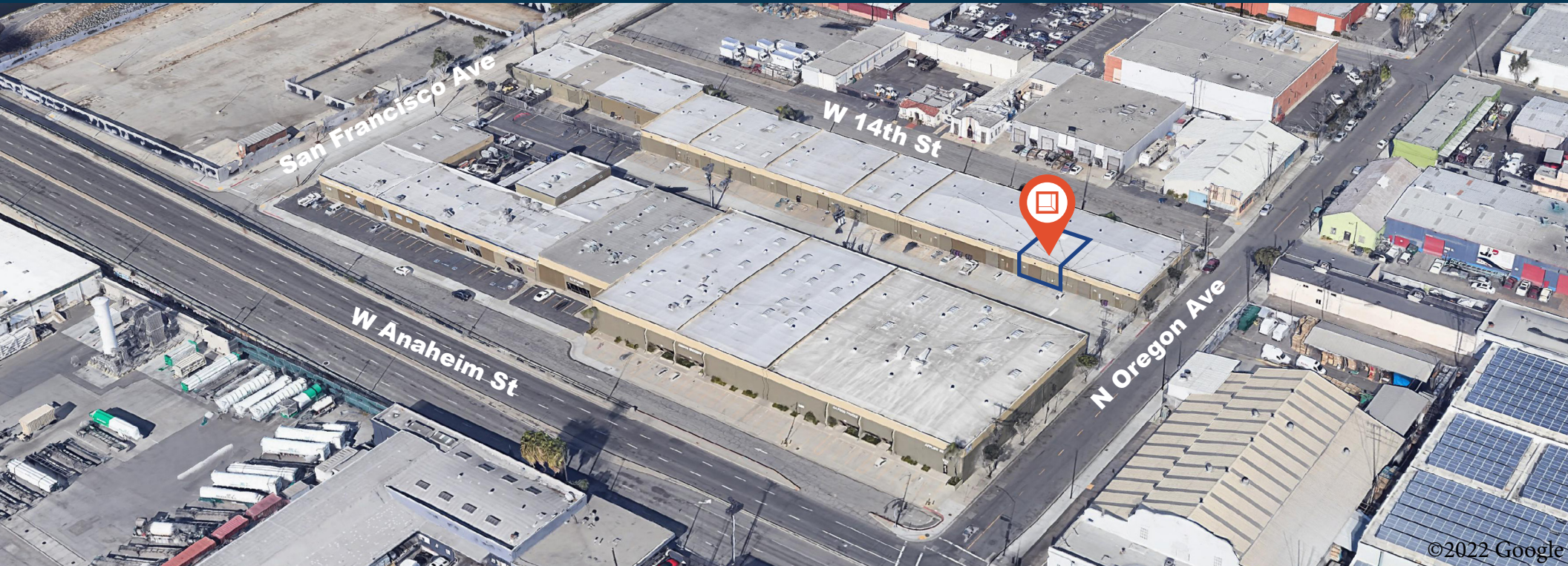




960 SF AVAILABLE FOR LEASE

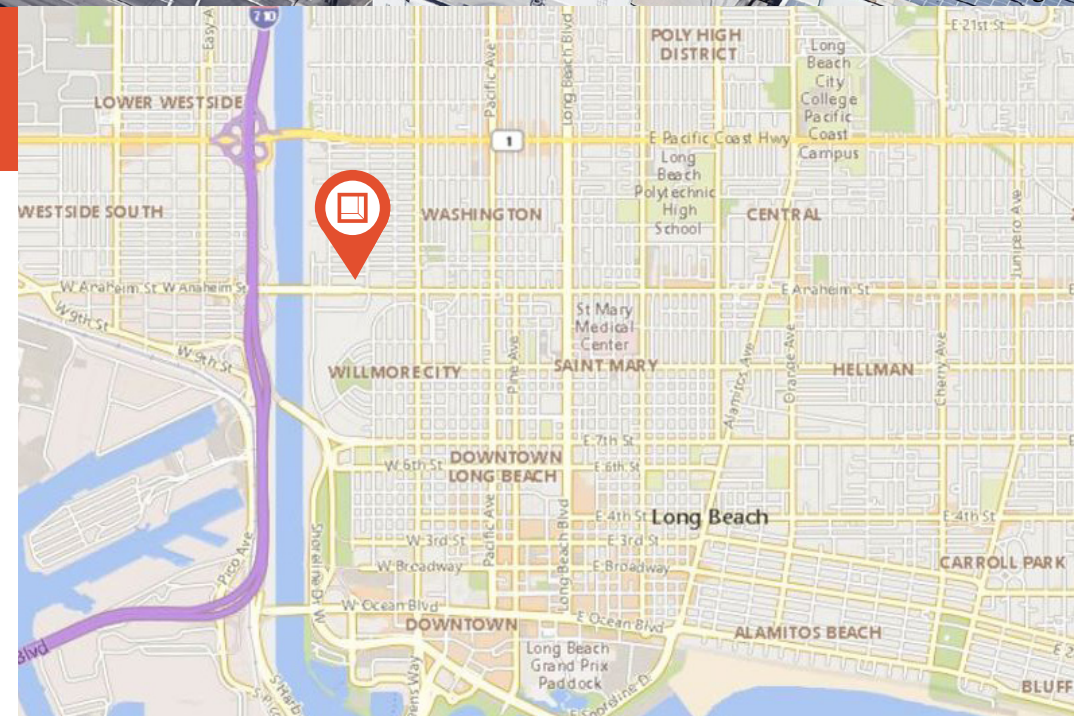
Hard to Find Small Industrial Unit within a Professionally Maintained Park
1305 Oregon Avenue | Long Beach, CA 90813



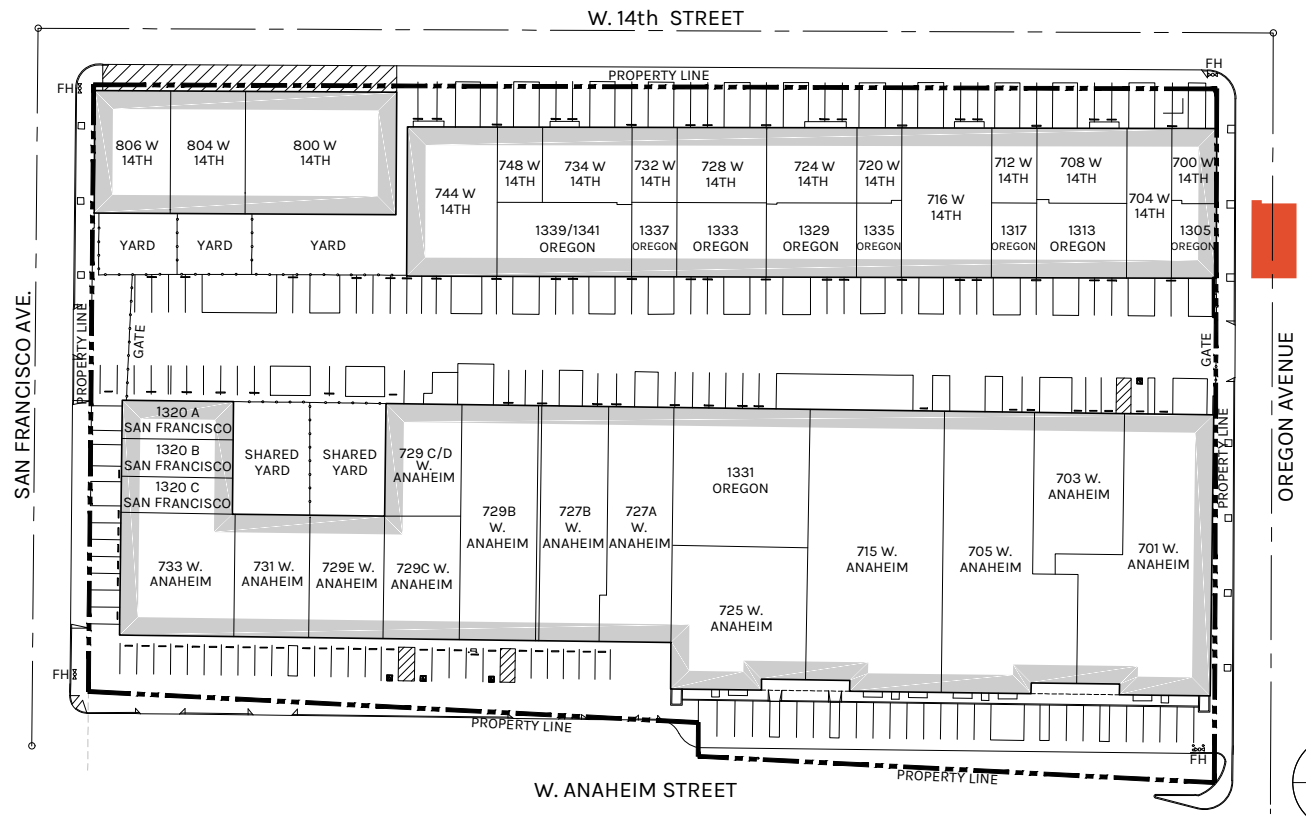
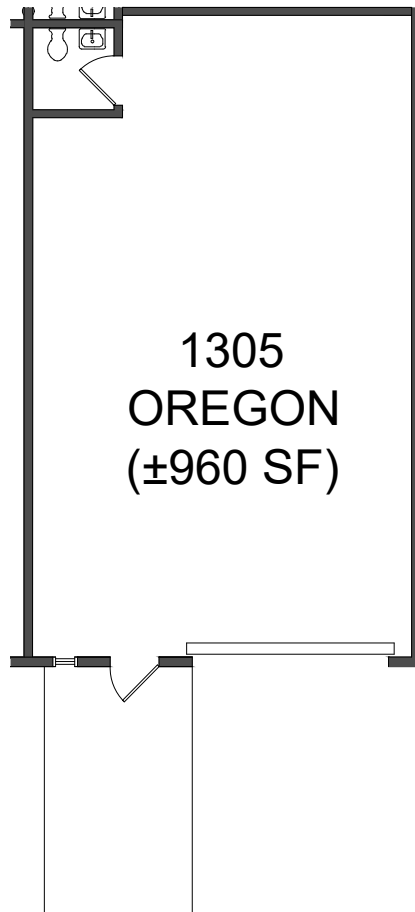
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Property Highlights

- **RATE:** \$1.75/SF GRS (\$1,680/Mo) + \$0.08/SF CAM (\$77/Mo)
- **CAM Includes:** Normal Water, Normal Trash, Landscaping, and Day Porter
- Hard to Find Small Industrial Unit
- Ground Level Roll Up Door (11' x 12')
- 16' - 18' Warehouse Ceiling Height
- 1 Restroom, Warehouse Skylights, & No Office
- Immediate Access to Long Beach/ Los Angeles Ports and 0.2 Miles to I-710 Fwy / 2.9 Miles to 405 Fwy







WAREHOUSE
960 SF

TOTAL
960 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



**Rexford
Industrial**

Leasing Contacts

Maximillian Ceseña Robles

Associate

562.354.2531

mrobles@leelalb.com

DRE# 02057317

Garrett Massaro

Principal

562.354.2516

gmassaro@leelalb.com

DRE# 01771471

Brandon Carrillo

Principal

562.354.2510

bcarrillo@leelalb.com

DRE# 01745362



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates Los Angeles - Long Beach, Inc.

5000 E Spring Street, Suite 600

Long Beach, CA 90815

562.354.2500

lee-associates.com

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