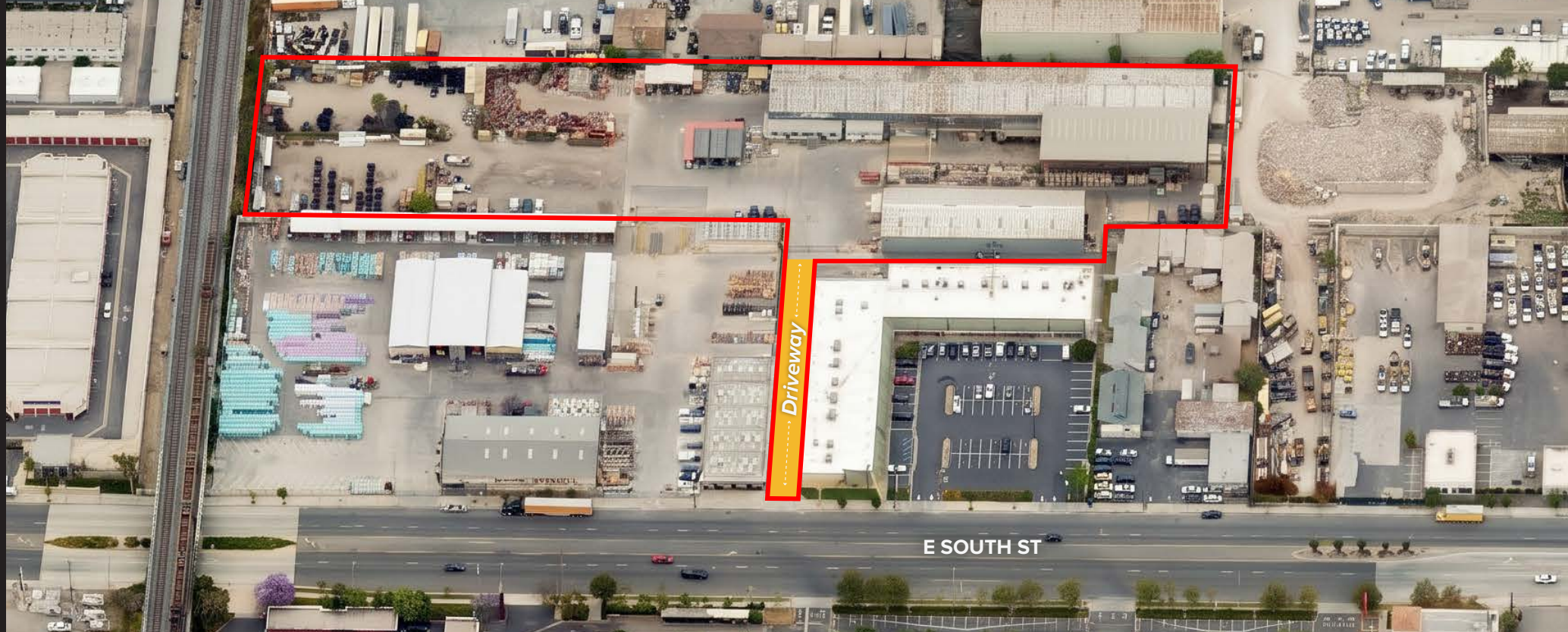




FOR LEASE

**±28,000 SF OF BUILDINGS ON
±3.27 ACRES INDUSTRIAL LAND**

2154-2158 E SOUTH STREET
LONG BEACH, CA 90805

LEASE RATE ▶ \$106,973/MO (\$0.75 PSF GRS)



Excellent for
Manufacturing,
Assembly & IOS!



Extra Yard
Acreage
Included!



2154 South St:
8,000 SF Metal
Building with 5
Ton Crane



2158 South St:
19,000 SF Metal
Building with Four
5 Ton Cranes



Additional 35 Ton
& 5 Ton Exterior
Cranes



Minutes from 710
& 91 Freeways

Peter D. Bacci

SIOR | Executive VP, Principal | LIC NO 00946253

pbacci@lee-associates.com

323.767.2022

Adam Vilan

Senior Associate | LIC NO 01903742

avilan@lee-associates.com

323.767.2047

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

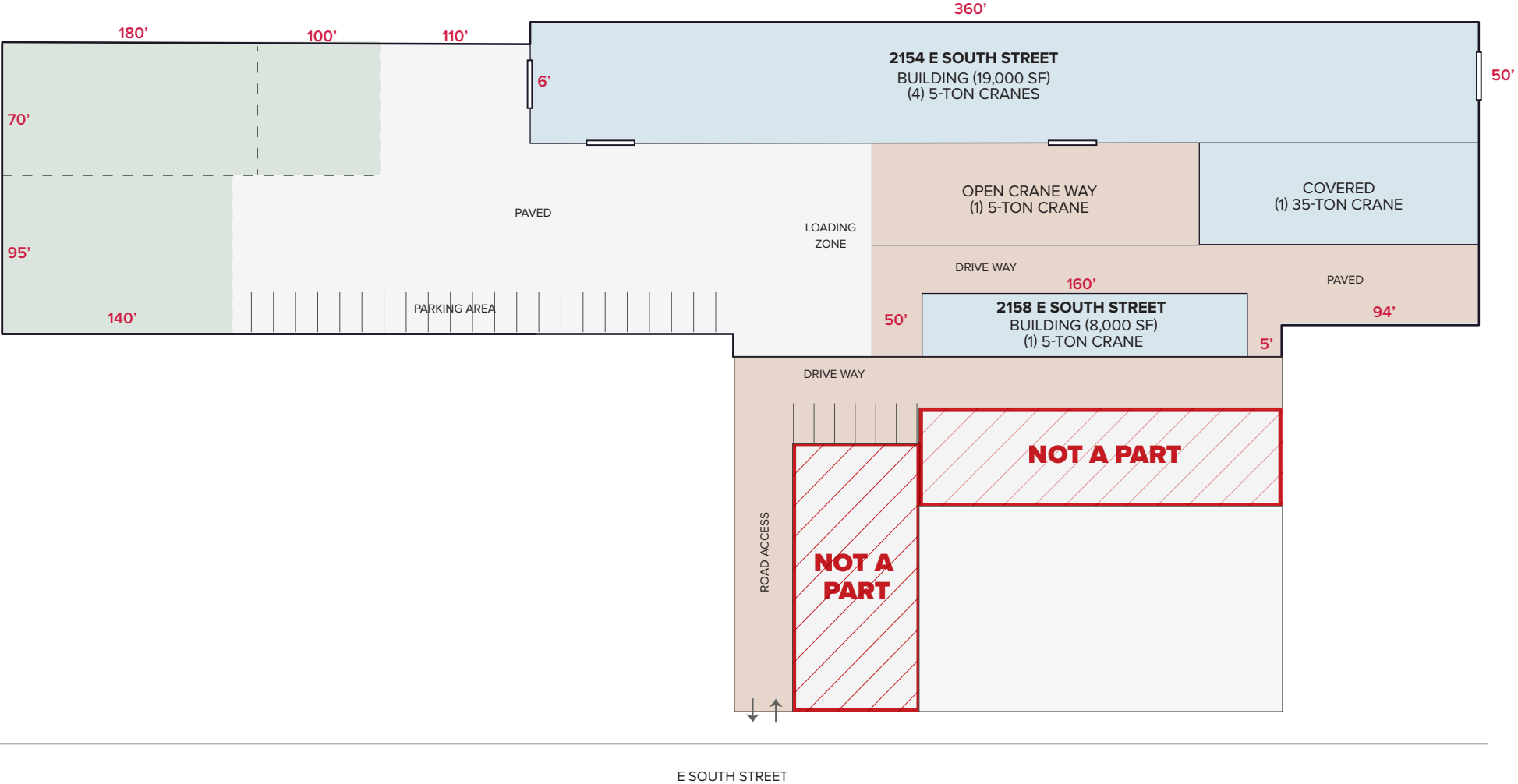
LA IG BACCI • TSAPARIAN • GORMLY
INDUSTRIAL GROUP

Lee & Associates - Los Angeles Central | CORP ID 01125429
5675 Telegraph Road Suite 300, Los Angeles, CA 90040

LEE-ASSOCIATES.COM

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate.

±28,000 SF of Buildings on ±3.27 Acres of Industrial Land

2154-2158 SOUTH ST • LONG BEACH

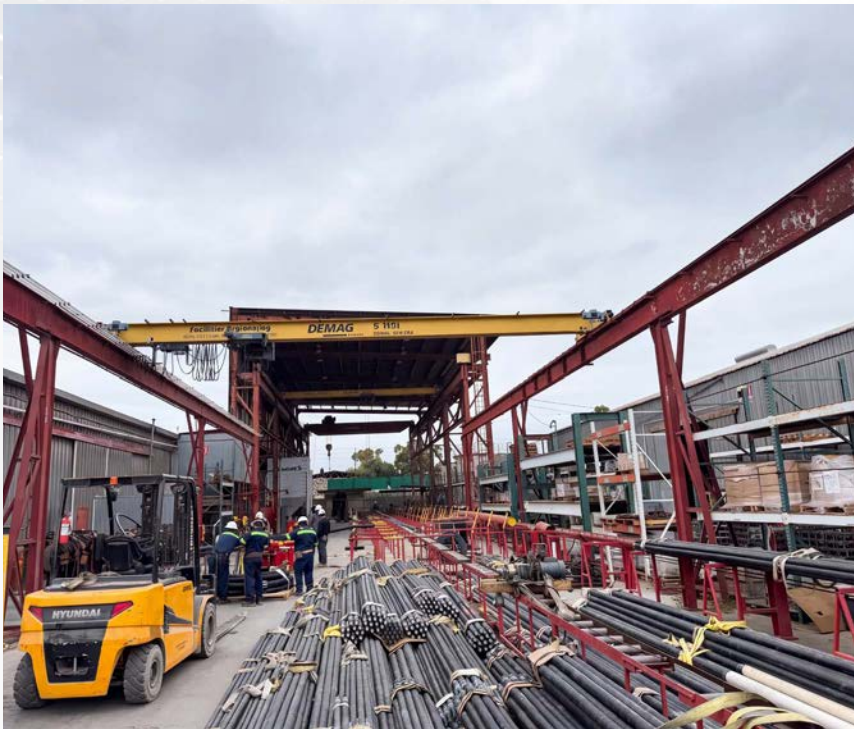
PROPERTY AERIAL



±28,000 SF of Buildings on ±3.27 Acres of Industrial Land

2154-2158 SOUTH ST • LONG BEACH

PROPERTY PHOTOS



±28,000 SF of Buildings on ±3.27 Acres of Industrial Land

2154-2158 SOUTH ST • LONG BEACH

PROPERTY PHOTOS



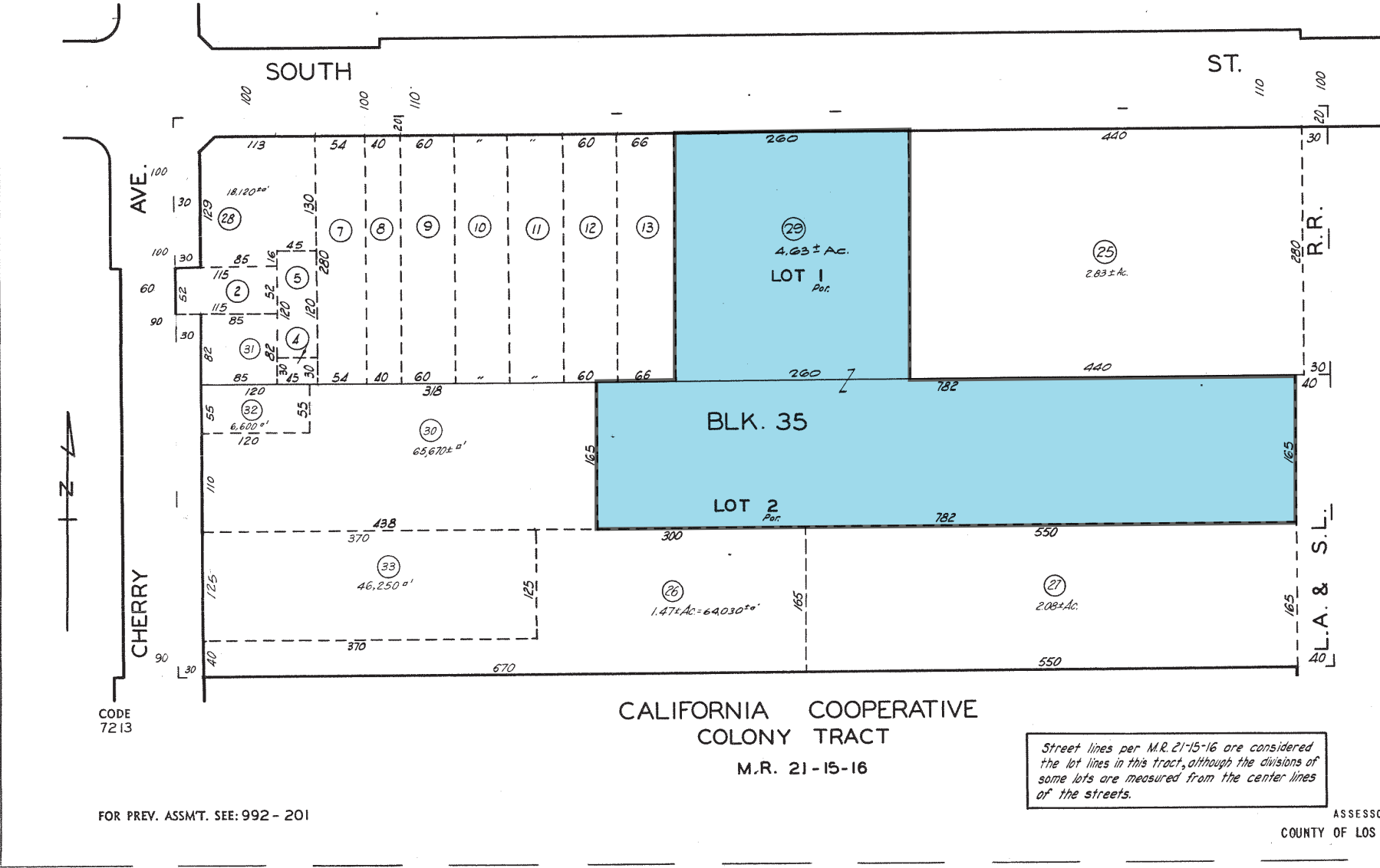
±28,000 SF of Buildings on ±3.27 Acres of Industrial Land

2154-2158 SOUTH ST • LONG BEACH

PARCEL MAP

7157 13
SCALE 1" = 100'

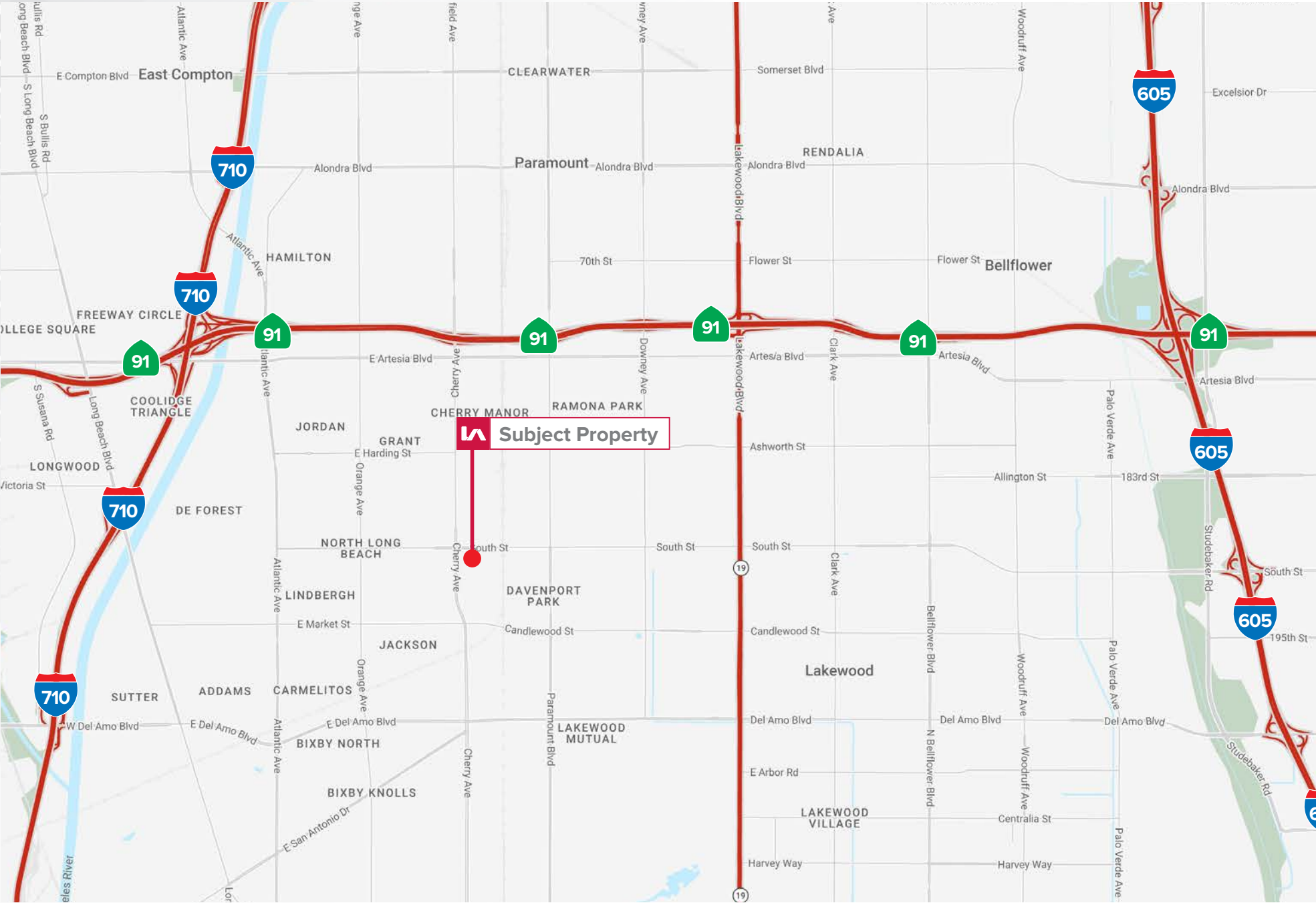
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780410805
800301



±28,000 SF of Buildings on ±3.27 Acres of Industrial Land

2154-2158 SOUTH ST • LONG BEACH

LOCATION MAP



±28,000 SF of Buildings on ±3.27 Acres of Industrial Land

2154-2158 SOUTH ST • LONG BEACH

Q2 2026 INDUSTRIAL MARKET UPDATE & DRAYAGE RATES

CENTRAL LOS ANGELES

Base: 246,929,410 SF
Overall Vacancy Rate: 6.2%
Overall Availability Rate: 7.3%
Direct Asking Rate: \$1.27 PSF
Overall Asking Rate: \$1.27 PSF
Average Asking Sale Price/SF: \$300.00

SAN GABRIEL VALLEY

Base: 178,244,545 SF
Overall Vacancy Rate: 5.4%
Overall Availability Rate: 6.5%
Direct Asking Rate: \$1.41 PSF
Overall Asking Rate: \$1.37 PSF
Average Asking Sale Price/SF: \$301.00

Rancho Cucamonga

\$682

Fontana

\$713

Rialto

\$728

SAN BERNARDINO COUNTY

San Bernardino

\$774

Bloomington

\$727



Ontario

\$640

INLAND EMPIRE WEST

Base: 373,762,044 SF
Overall Vacancy Rate: 8.0%
Overall Availability Rate: 11.6%
Direct Asking Rate: \$1.06 PSF
Overall Asking Rate: \$1.05 PSF
Average Asking Sale Price/SF: \$285.00

Riverside

\$722

Moreno Valley

\$812

INLAND EMPIRE EAST

Base: 321,891,249 SF
Overall Vacancy Rate: 9.4%
Overall Availability Rate: 12.3%
Direct Asking Rate: \$0.92 PSF
Overall Asking Rate: \$0.90 PSF
Average Asking Sale Price/SF: \$244.00

SOUTH BAY

Base: 196,246,473 SF
Overall Vacancy Rate: 7.2%
Overall Availability Rate: 8.3%
Direct Asking Rate: \$1.47 PSF
Overall Asking Rate: \$1.44 PSF
Average Asking Sale Price/SF: \$320.00

Gardena

\$447

Carson

\$421

Santa Fe Springs

\$527

La Mirada

\$503

ORANGE COUNTY

Base: 235,278,987 SF
Overall Vacancy Rate: 6.9%
Overall Availability Rate: 9.0%
Direct Asking Rate: \$1.45 PSF
Overall Asking Rate: \$1.38 PSF
Average Asking Sale Price/SF: \$340.00

Irvine

\$573

10 Miles

20 Miles

30 Miles

40 Miles

50 Miles

60 Miles

70 Miles

80 Miles

PREPARED BY:
LAC-I Research
Lejo Mammen - Director of Research
lmammen@lee-associates.com

Sources: LAC-I Research, CoStar, Drayage Directory
Drayage Rates reflect base and fuel costs only
Based on a survey of industrial properties 5,000 SF+