

FOR SUBLEASE



2131 W WILLOW ST | LONG BEACH, CA 90810

2131 W Willow Street

Long Beach, CA 90810

South Bay / Long Beach | Los Angeles Industrial

198,089 SF

Total Building

24' Clear

Ceiling Height

52

Dock Doors

Rear Load

Configuration

OVERVIEW

2131 W Willow Street is a 198,089 SF rear-load industrial facility in Long Beach, California. The reinforced concrete building features 24' clear heights, 52 dock doors, and 1 drive-in door. Strategically positioned in the heart of the LA/Long Beach port complex, ideal for import/export and last-mile distribution.

SUBLEASE TERM

Through February 2028

CONTACT

realestate@unisco.com

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

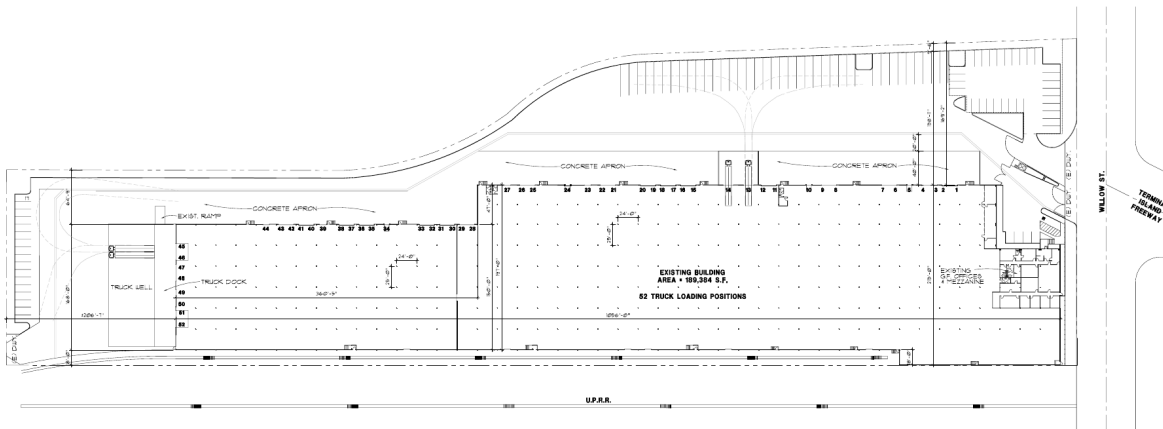
NOTABLE DISTANCES

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

CONTACT

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SITE PLAN | 198,089 SF AVAILABLE



SITE PLAN
SCALE - 1" = 40'-0"

CALVERT
ARCHITECTURAL
GROUP, INC.
PLANNING
ARCHITECTURE
INTERIORS
THOMAS A. CALVERT, AIA
ARCHITECT
1000 WEST WILLOW BLVD
LONG BEACH, CA 90801
TEL: 562.592.7444
WWW.CALVERTGROUP.COM

AS BUILT PLAN

PROJECT ADDRESS	
AS BUILT PLAN FOR	2131 WILLOW
2131 WILLOW STREET LONG BEACH, CA 90801	
PROJECT DATE	
DATE	
SCALE	AS SHOWN
PROJECT NO.	
DATE	
PROJECT NUMBER	A-1