

3030
WALNUT AVE
LONG BEACH, CA



HAYMAKERS





3030
WALNUT AVE

OVERVIEW

about

3030 Walnut Avenue is a high-image industrial/flex facility located within the Long Beach Airport Corridor, offering a strong combination of warehouse functionality, corporate presence, and regional connectivity.

Strategically positioned minutes from Long Beach Airport, the Ports of Los Angeles & Long Beach, and the 405, 710, and 91 Freeways, the Property provides exceptional access to transportation infrastructure, labor, and major Southern California population centers.

The M1 zoned building features $\pm 23'$ - $26'$ clear height, dock-high loading, heavy 3-phase power, secured access, and upgraded office improvements well suited for aerospace, advanced manufacturing, logistics, medical, technology, defense, showroom, and creative industrial users. Positioned within one of Southern California's premier infill industrial and innovation-driven markets, the Property benefits from a rapidly expanding ecosystem of aerospace, robotics, healthcare, aviation, and next-generation manufacturing companies.



ADDRESS

3030 Walnut Avenue
Long Beach, CA 90807

SUBLEASE SPACE

$\pm 55,000$ SF (Divisible)
(on ~ 3.75 acres)

RENTAL RATE & TERM

\$1.45 IG - Negotiable

PARKING

$\pm 60+$ Surface Spaces
Controlled Access
Fenced Lot

POWER

12,000a On-site
Currently available
 $\sim 400-800A$ 277/480v
3 Phase, 4 Wire

CEILING HEIGHT

$\pm 23 - 26$ ft

LOADING

4 Dock High
(1 Converted to a Ramp)

long beach

location



Relativity



True Anomaly



VOYAGER



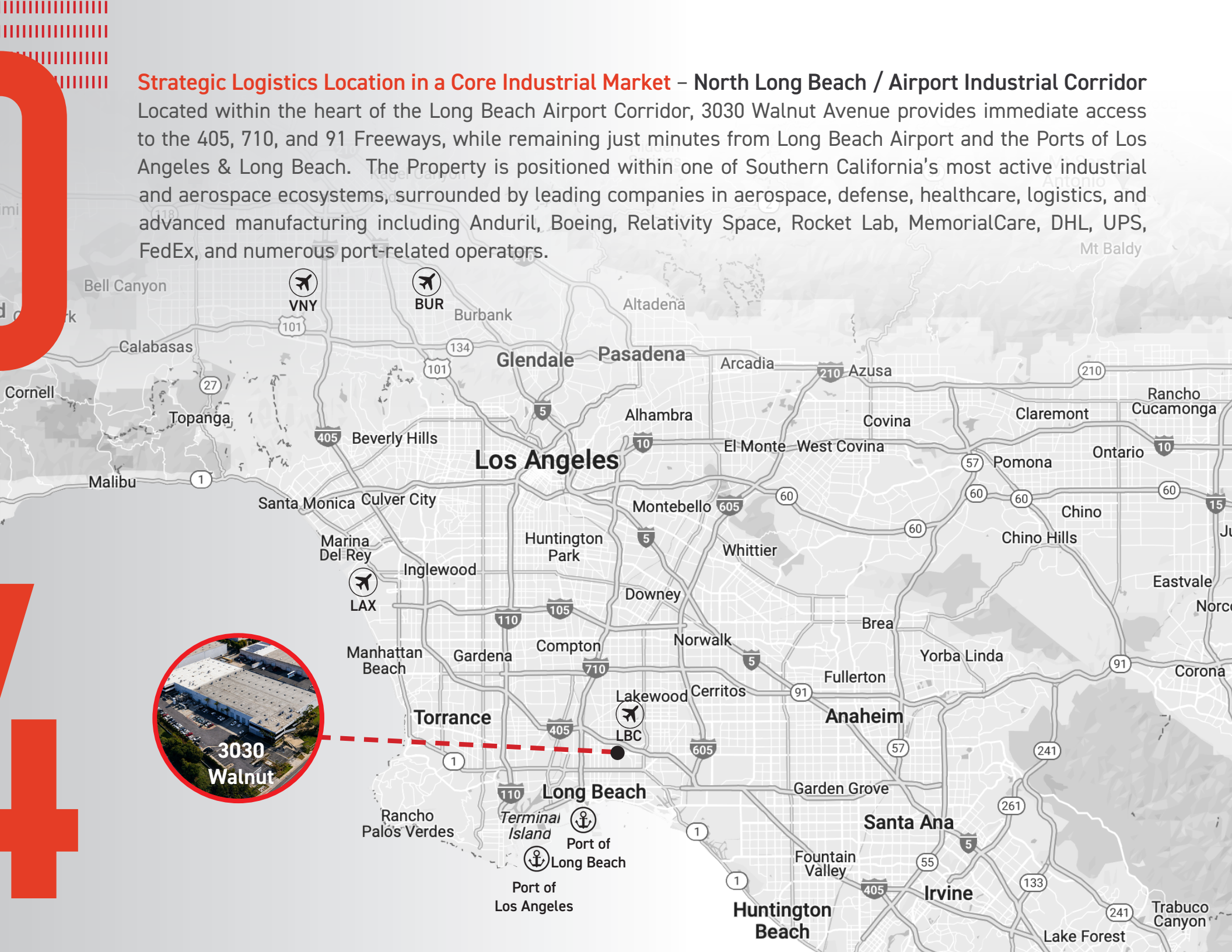
Jetzero

REBEL SPACE



Strategic Logistics Location in a Core Industrial Market – North Long Beach / Airport Industrial Corridor

Located within the heart of the Long Beach Airport Corridor, 3030 Walnut Avenue provides immediate access to the 405, 710, and 91 Freeways, while remaining just minutes from Long Beach Airport and the Ports of Los Angeles & Long Beach. The Property is positioned within one of Southern California's most active industrial and aerospace ecosystems, surrounded by leading companies in aerospace, defense, healthcare, logistics, and advanced manufacturing including Anduril, Boeing, Relativity Space, Rocket Lab, MemorialCare, DHL, UPS, FedEx, and numerous port-related operators.



industry ecosystem

the neighbors you need...



ADVANCED MANUFACTURING & TECHNOLOGY

Long Beach has become a major aerospace and defense hub, attracting companies involved in rocket manufacturing, satellite systems, autonomous technology, engineering, and advanced defense operations.



AEROSPACE & DEFENSE

Supported by the Ports of Los Angeles & Long Beach, the region is one of the nation's most important logistics and distribution markets with exceptional access to ports, rail, freeways, and consumers.



LOGISTICS & INTERNATIONAL TRADE





Supported by the Ports of Los Angeles & Long Beach, the region is one of the nation's most important logistics and distribution markets with exceptional access to ports, rail, freeways, and consumers.



EDUCATION, HEALTH & LIFE SCIENCES

Long Beach continues to attract advanced manufacturing and technology companies focused on engineering, automation, clean technology, precision manufacturing, and industrial innovation.



LEGEND	
	ADVANCED MANUFACTURING & TECHNOLOGY
	AEROSPACE & DEFENSE
	LOGISTICS & INTERNATIONAL TRADE
	EDUCATION, HEALTH & LIFE SCIENCES

AMAZON TRUCKING & DISTRIBUTION

DIGNITY HEALTH SPORTS PARK

DHL EXPRESS

ROCKET LAB

ANDURIL NEW HQ

LONG BEACH CITY COLLEGE

BOEING

TRUE ANOMALY

DOUGLAS PARK INNOVATION CAMPUS

FORD EVDC

FEDEX

RELATIVITY

AMPAIRE

LASERFICHE

JETZERO

LASERFICHE

VAST



MEMORIALCARE

SCAN HEALTH PLAN

MILLER CHILDREN'S & WOMEN'S HOSPITAL

UPS

GULFSTREAM

TOTAL TRANSPORTATION SERVICES

LONG BEACH AIRPORT

KAISER PERMANENTE

CALIFORNIA STATE UNIVERSITY LONG BEACH

ST MARY MEDICAL CENTER

TIBOR RUBIN VA MEDICAL CENTER

MOLINA HEALTHCARE CORPORATE HEADQUARTERS

ZWIFT

PORT OF LONG BEACH



the opportunity

3030 Walnut Avenue offers a rare opportunity to secure high-image M1 zoned industrial space within one of Southern California's premier aerospace, logistics, and advanced manufacturing corridors. The Property combines functional warehouse infrastructure, upgraded office improvements, and operational flexibility within a professionally maintained environment. The flexible sublease structure may provide users with advantages over traditional direct lease opportunities, including potential cost savings, faster occupancy, and greater flexibility. Positioned within a rapidly expanding ecosystem of aerospace, defense, technology, and advanced manufacturing companies, the Property is well suited for operators seeking a scalable Southern California hub.

3030 Walnut Avenue

- Strategic Infill Location Within One of Southern California's Premier Aerospace, Logistics & Advanced Manufacturing Markets
- Minutes from Long Beach Airport, the Ports of Los Angeles & Long Beach, and the 405, 710 & 91 Freeways
- Highly Functional Climate-Controlled Warehouse & Distribution Layout with Excellent Loading Capability, Integrated Creative Office Space & Flexible Operational Functionality
- ±23 - 26' Clear Height with 4 Dock-High Positions (1 Converted to a Ramp)
- 2 Executive Garage Positions and/or Storage Space
- Heavy 3-Phase Power supporting Tech & Manufacturing uses
- Secured & Fenced-in Site with Controlled Access
- Major Freeway Visibility offer RARE Signage opportunity
- Flexible Sublease Structure Offering Potential Cost Savings, Faster Occupancy & Operational Flexibility Compared to Traditional Direct Leases



highlights

Endless possibilities for the right operators.....



**HIGH IMAGE
BUILDING**



**EXCELLENT
CLEAR HEIGHT**



**SECURED
PARKING**



**DOCK HIGH
LOADING**



**FREEWAY SIGNAGE
VISIBILITY**



**HEAVY
POWER**



**DIVERSE
WORKFORCE**

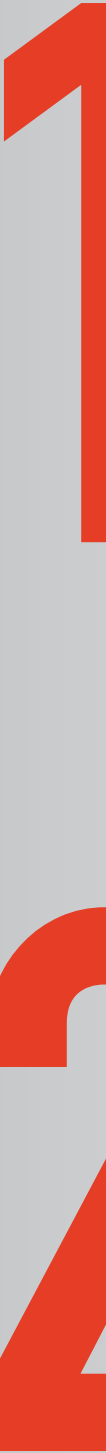


**PRIME
LOCATION**



**FLEXIBLE
SUBLEASE**

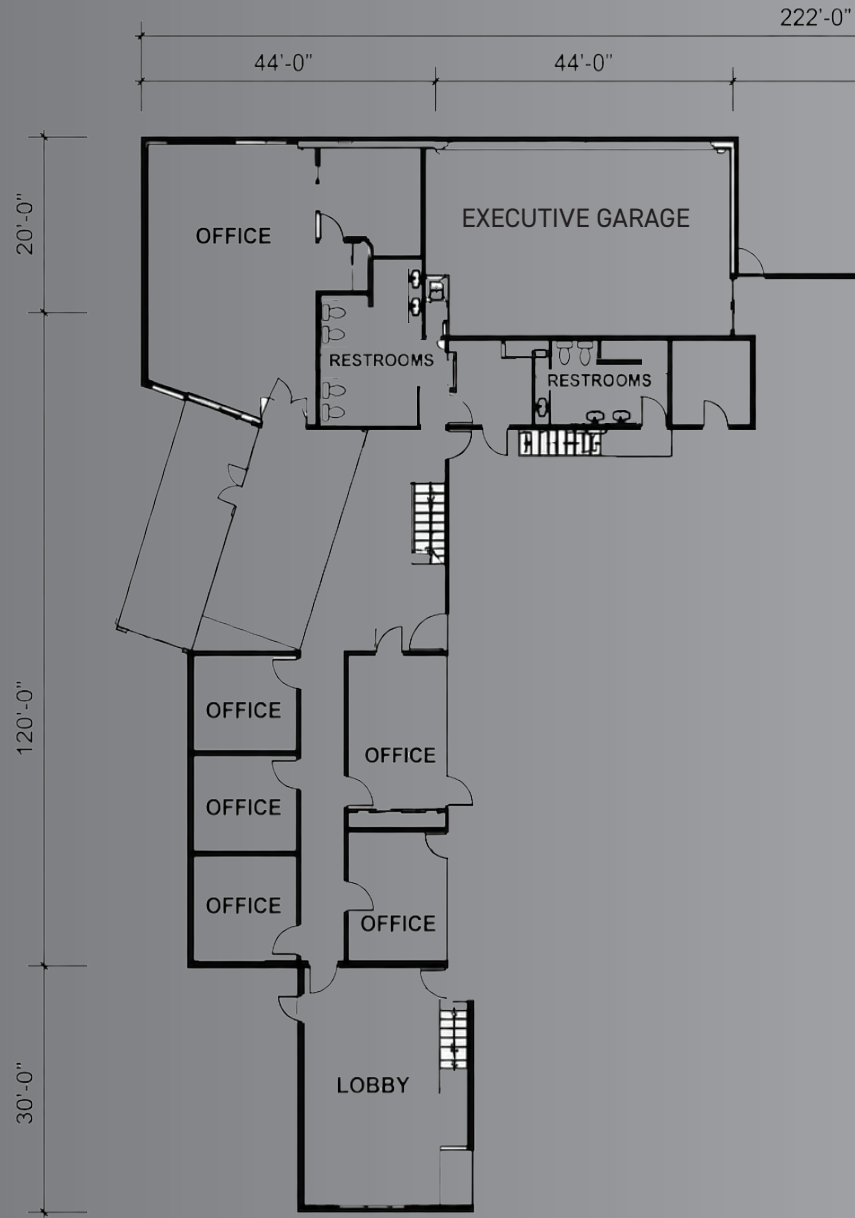




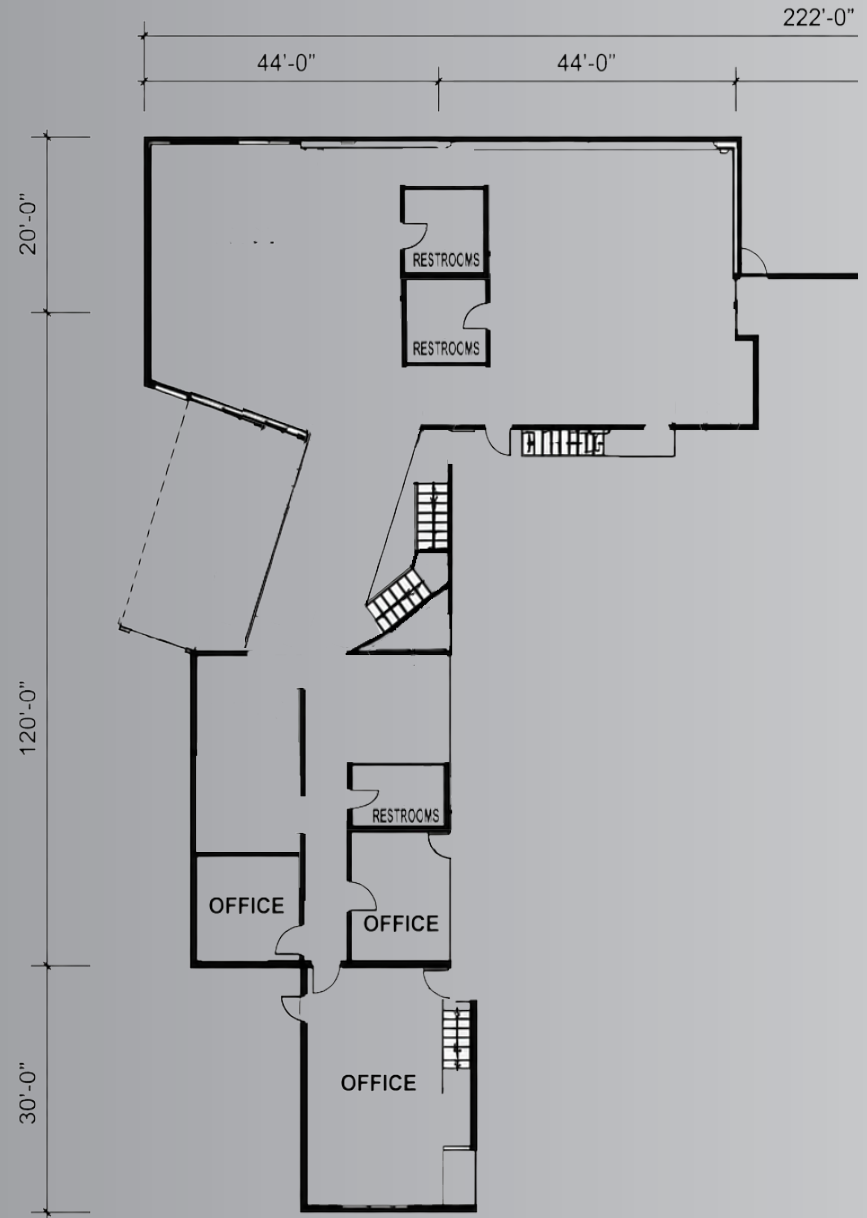


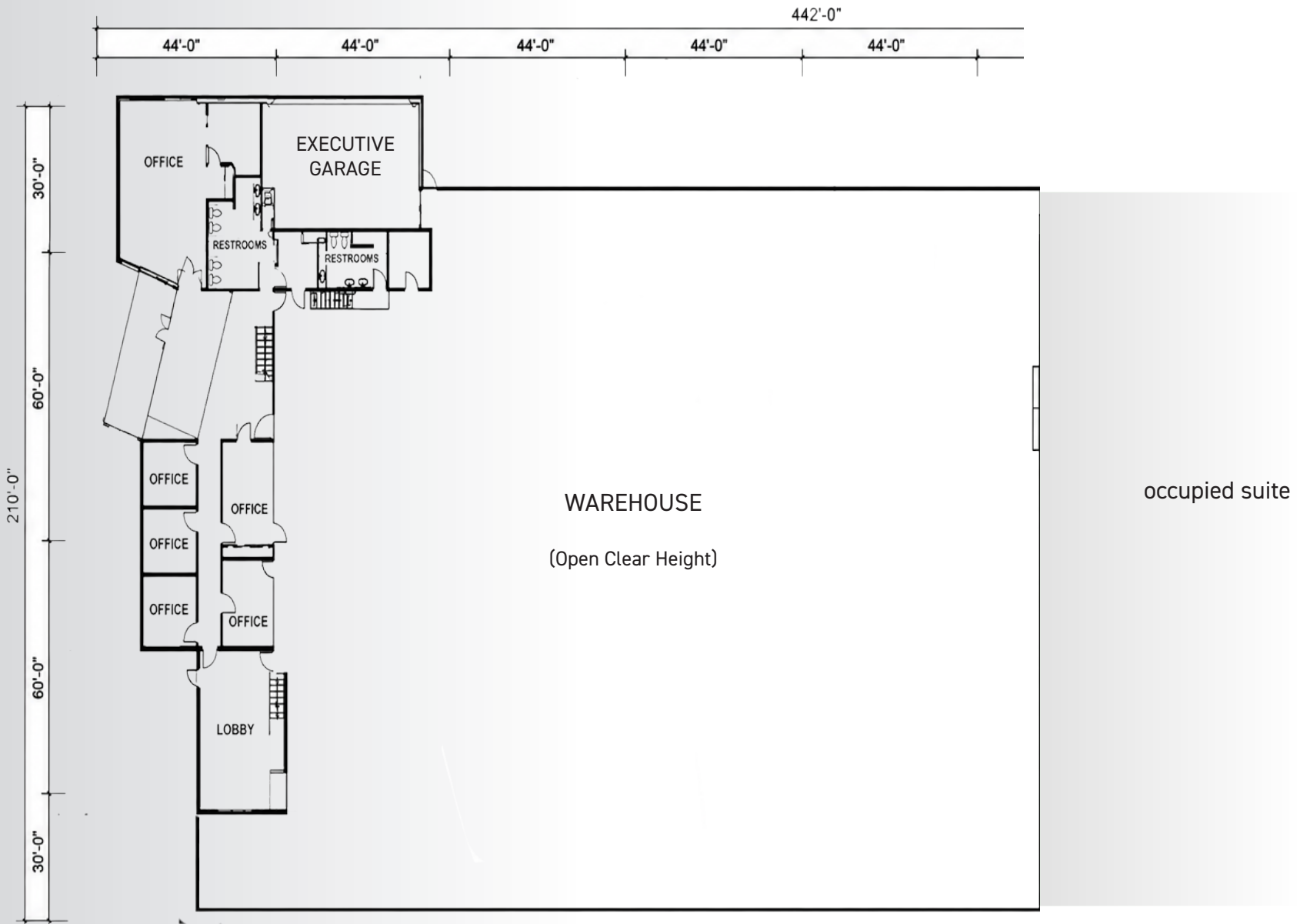
plans

first floor



second floor





long beach

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