



For Lease

Asking Lease Rate:

\$42,000

(\$1.24 PSF)

Per Month Net

*Plus OpEx ± \$0.17 PSF
per month*

Contact us:

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3060 Airport Way Long Beach, CA 90806

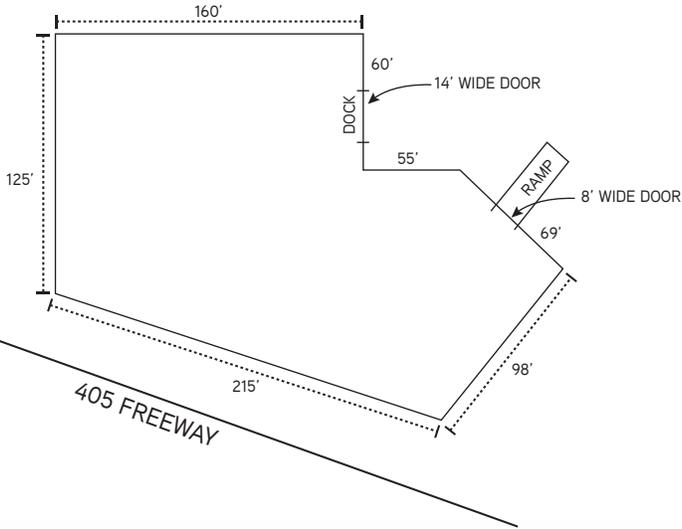
Features

- Building Size: ± 33,630 SF Available for Direct Lease with Landlord
- Complete Office Remodel
- ±1,600 SF Office Area (1st Floor)
- ±1,600 SF Bonus Mezz Storage (2nd Floor) - Not part of the Footprint
- Loading 2 DH / 1 GL Ramp
- Clearance ± 18'
- Yard: Small Private Fenced Concrete Yard
- Power: Heavy Power
- Location:
- 405 Freeway Identity
- Quick Access to 710 / 605 / 91 Freeways
- City of Long Beach
- Good Access to World Ports of Long Beach and Los Angeles
- Next to Long Beach Airport
- Zoning: LBIG Industrial
- APN: 7149-010-004
- Building is also listed with existing tenant on a sublease basis thru May 2027

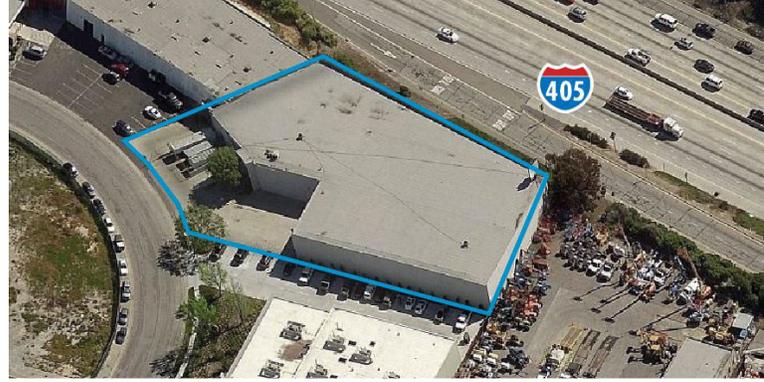
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Site Plan

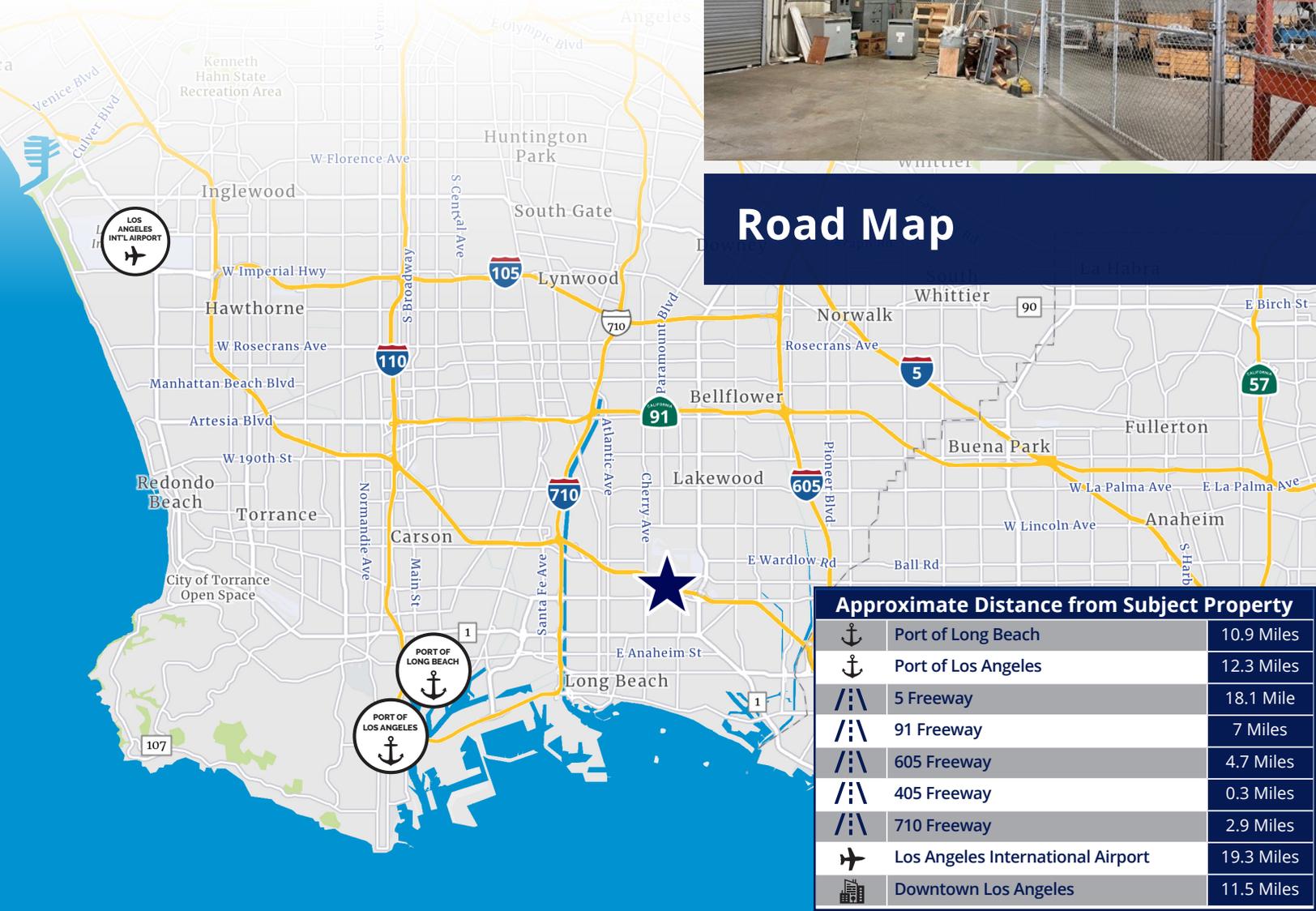
3060 AIRPORT WAY | LONG BEACH, CA



DIMENSIONS AND SHAPE ARE ONLY GENERAL ESTIMATES (NOT TO SCALE)



Road Map



Approximate Distance from Subject Property

| | | |
|--|-----------------------------------|------------|
| | Port of Long Beach | 10.9 Miles |
| | Port of Los Angeles | 12.3 Miles |
| | 5 Freeway | 18.1 Mile |
| | 91 Freeway | 7 Miles |
| | 605 Freeway | 4.7 Miles |
| | 405 Freeway | 0.3 Miles |
| | 710 Freeway | 2.9 Miles |
| | Los Angeles International Airport | 19.3 Miles |
| | Downtown Los Angeles | 11.5 Miles |

Location

