

FOR SUBLEASE

90,632 SF INDUSTRIAL BUILDING

3833 MCGOWEN STREET, LONG BEACH, CA



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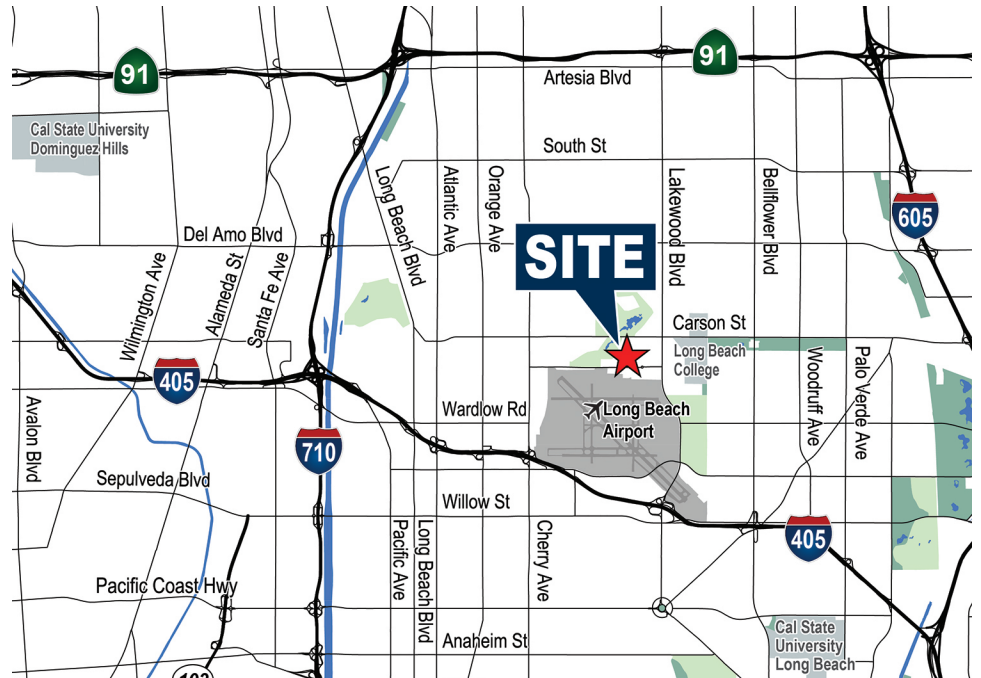
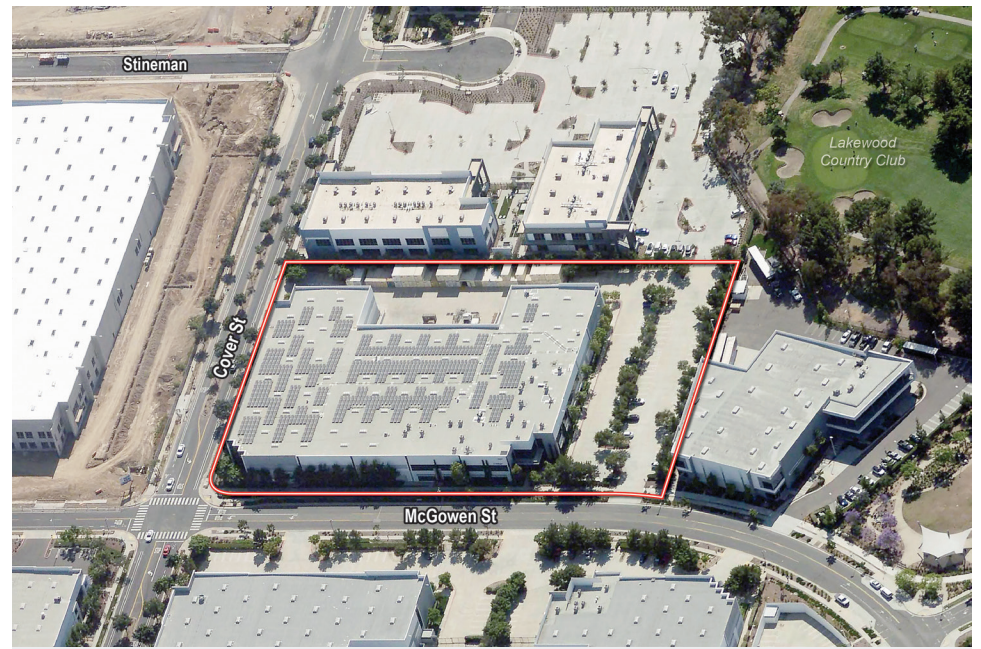
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PROPERTY FEATURES

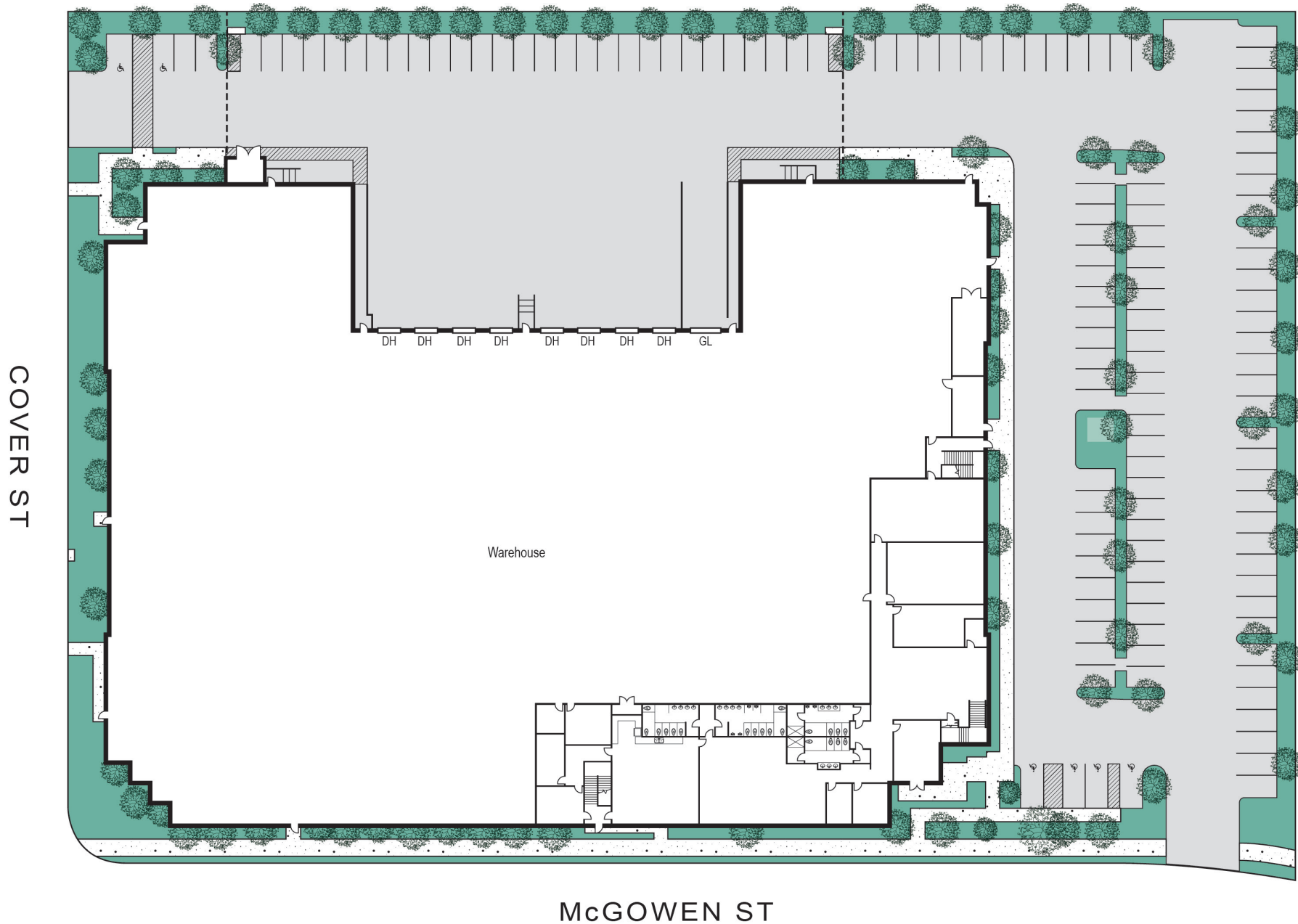
Building Size:	90,632 SF
Lot Size:	±172,498 SF
Office Size:	11,489 SF 1st Floor & 9,727 SF 2nd Floor
Parking:	112 Standard, 7 Carpool, 7 Low Emission + 6 Accessible
DH Doors:	8
Ground Level Door:	1
Clear Height:	30'
Sprinklers:	ESFR
Power:	1,300 Amps, 277/480 Volt, 3 Phase, 4 Wire (Expandable to 3,000 Amps)
Solar:	Energy Saving Roof Panels.
Yard:	Secured Concrete
Freeways:	Excellent Access to 710, 405, and 91 Freeways

SUBLEASE TERMS

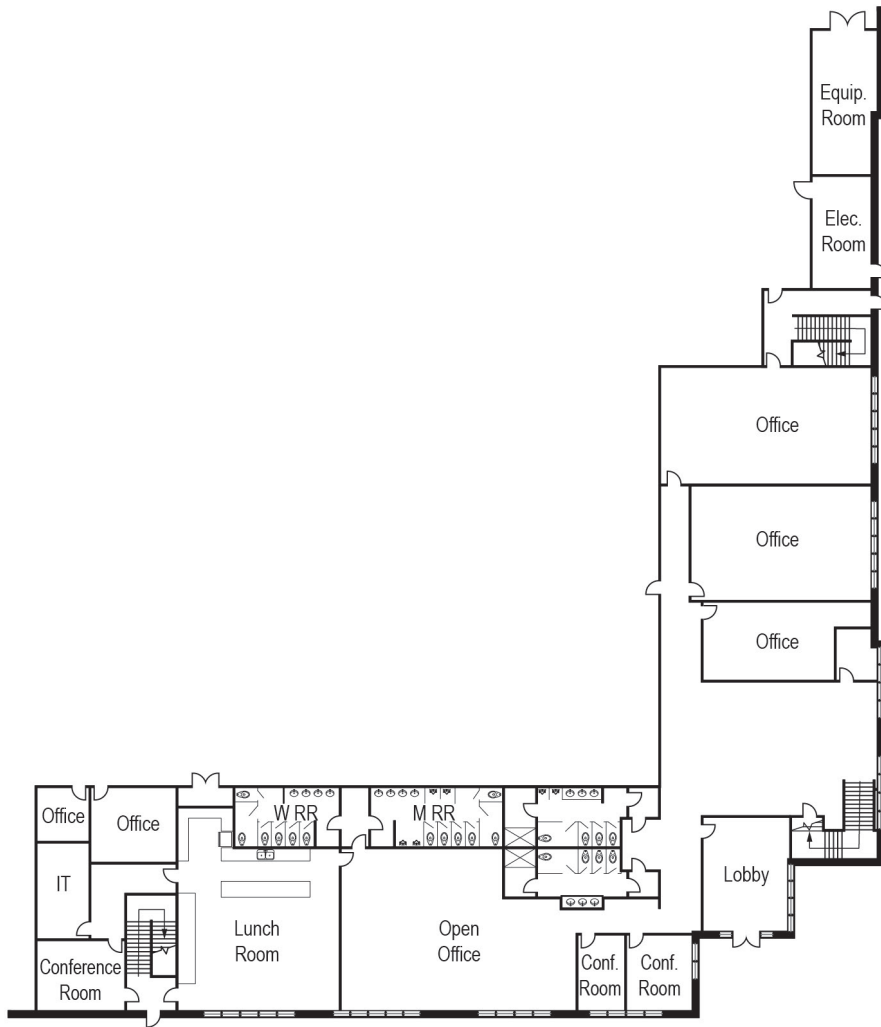
Monthly Asking Rate:	\$149,543.00
Type:	Gross
Term:	Through September 30, 2026 Longer Lease Term Available



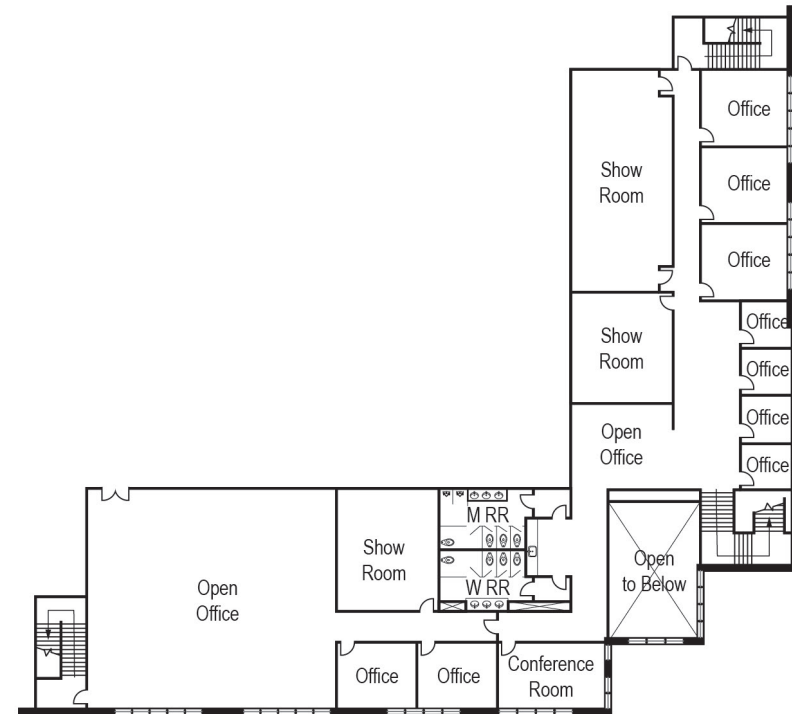
SITE PLAN



OFFICE PLANS

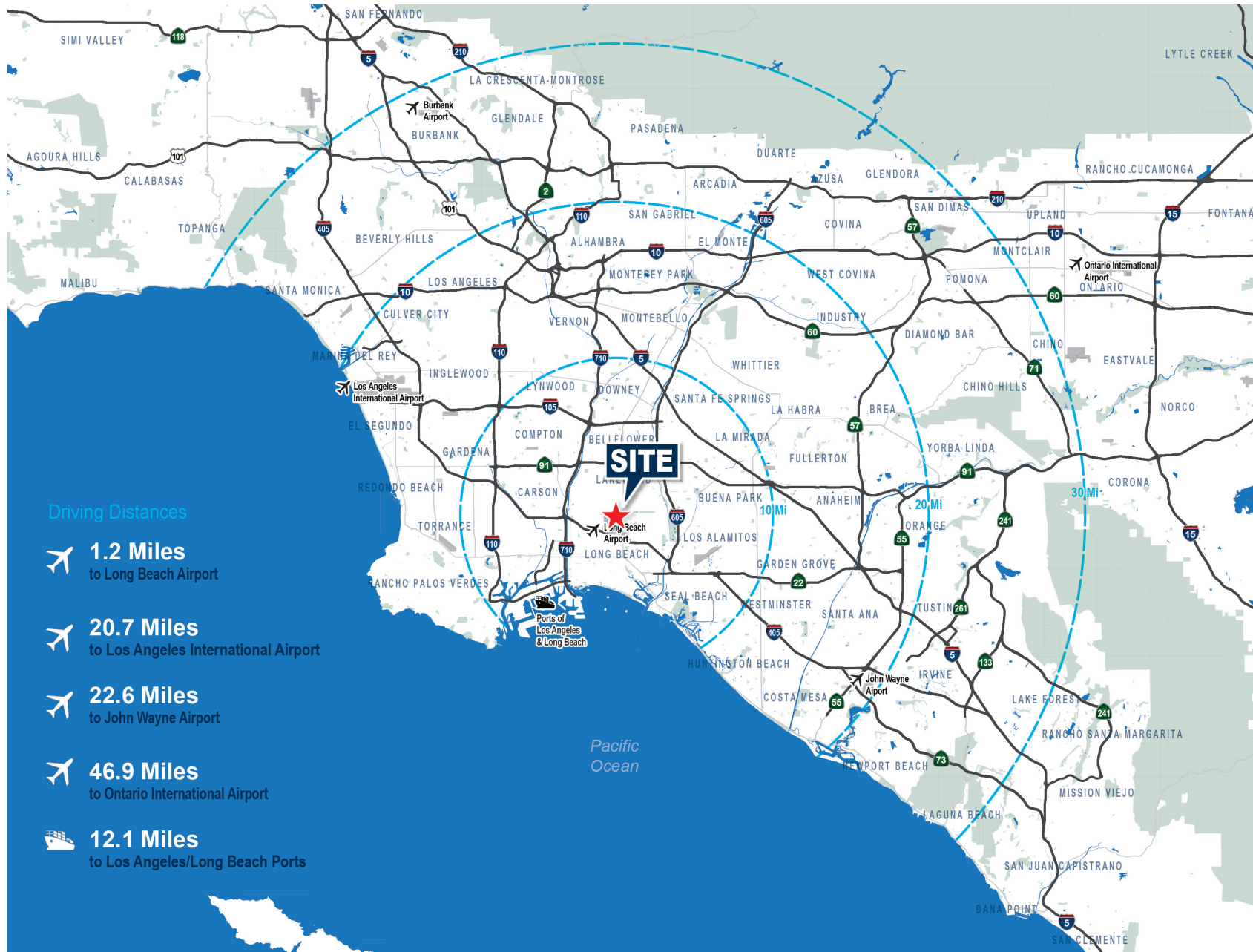


1st Floor








2nd Floor

LOCATION MAP



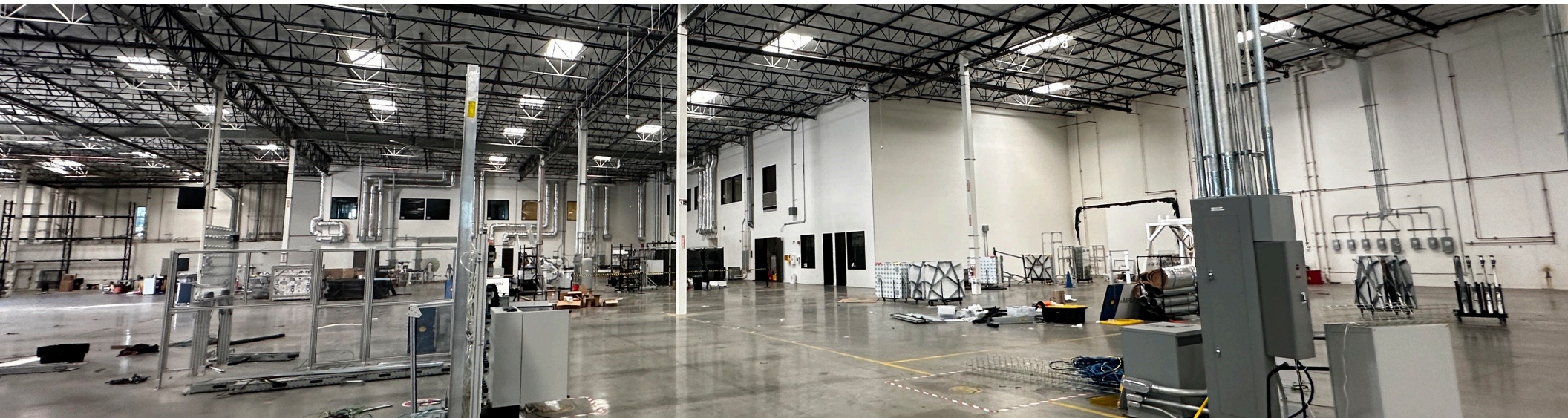
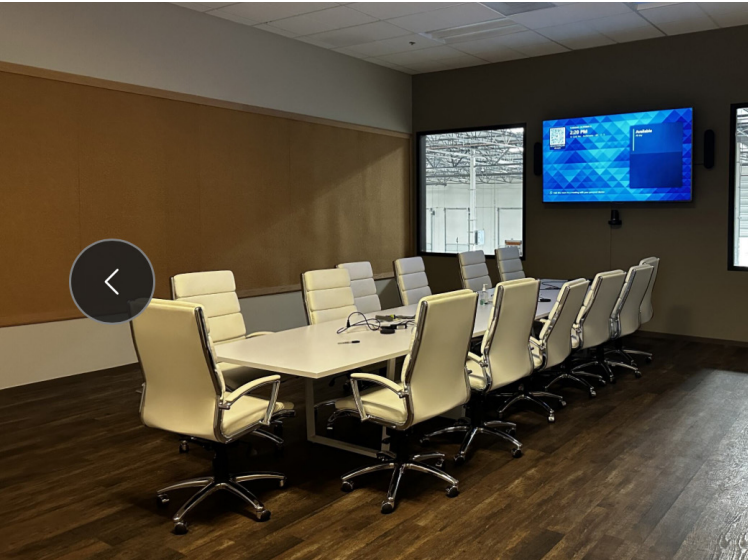
Driving Distances

-  **1.2 Miles**
to Long Beach Airport
-  **20.7 Miles**
to Los Angeles International Airport
-  **22.6 Miles**
to John Wayne Airport
-  **46.9 Miles**
to Ontario International Airport
-  **12.1 Miles**
to Los Angeles/Long Beach Ports

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