



For Sublease

Asking Sublease Rate:

\$33,630

(\$1.00 PSF)

Per Month Net

*Plus OpEx ± \$0.17 PSF
per month*

Reduced From \$41,600

(\$1.24 SF) Net

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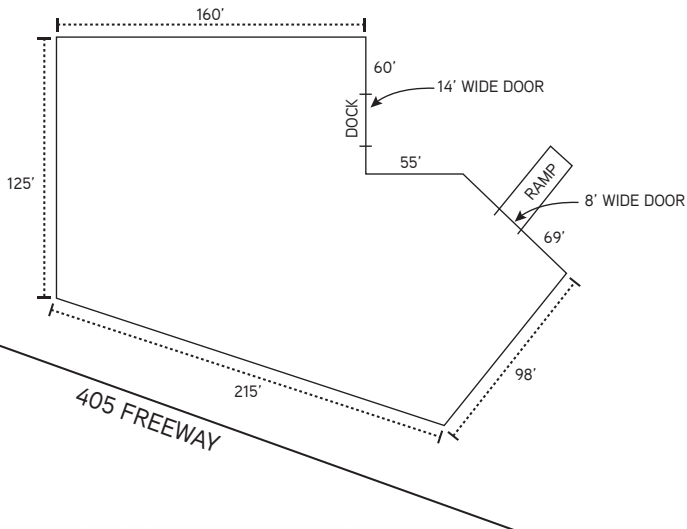
Features

- Cross Streets: Spring St / 405 Frontage / Redondo Ave
- Building: ± 33,630 SF (Entire Building and Property For Sublease)
- 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 (Shared Use of 1 Dock High Loading Door and Ground Level Door Ramp)
- Clearance: ± 18'
- Zoning: LBIG (Industrial)
- APN: 7149-010-004
- Location: 405 Freeway Identity
- Location: Quick Access to 405, 710, 605 & 91 Freeways
- Location: Access to World Ports of Long Beach and Los Angeles
- Location: Near Long Beach Airport
- Sublease Term: Short Term possible through May 14, 2027
- Available for direct lease with landlord for longer term

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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

