



For Sale or Lease

*(call to discuss lease with
option to purchase)*

Asking Lease Rate:

\$25,329

(± \$0.85 PSF) / mo

Opex Estimate

(± \$0.11 PSF) / mo

Asking Sale Price:

\$8,500,000

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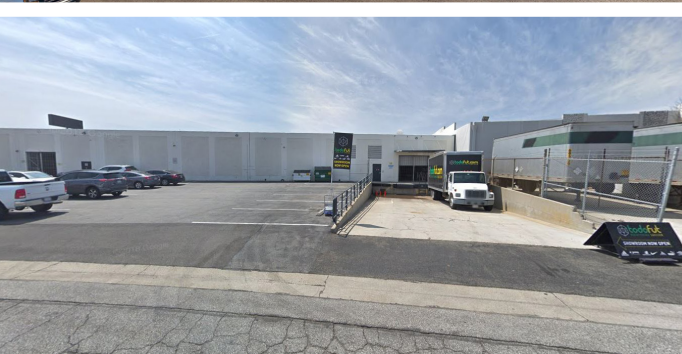
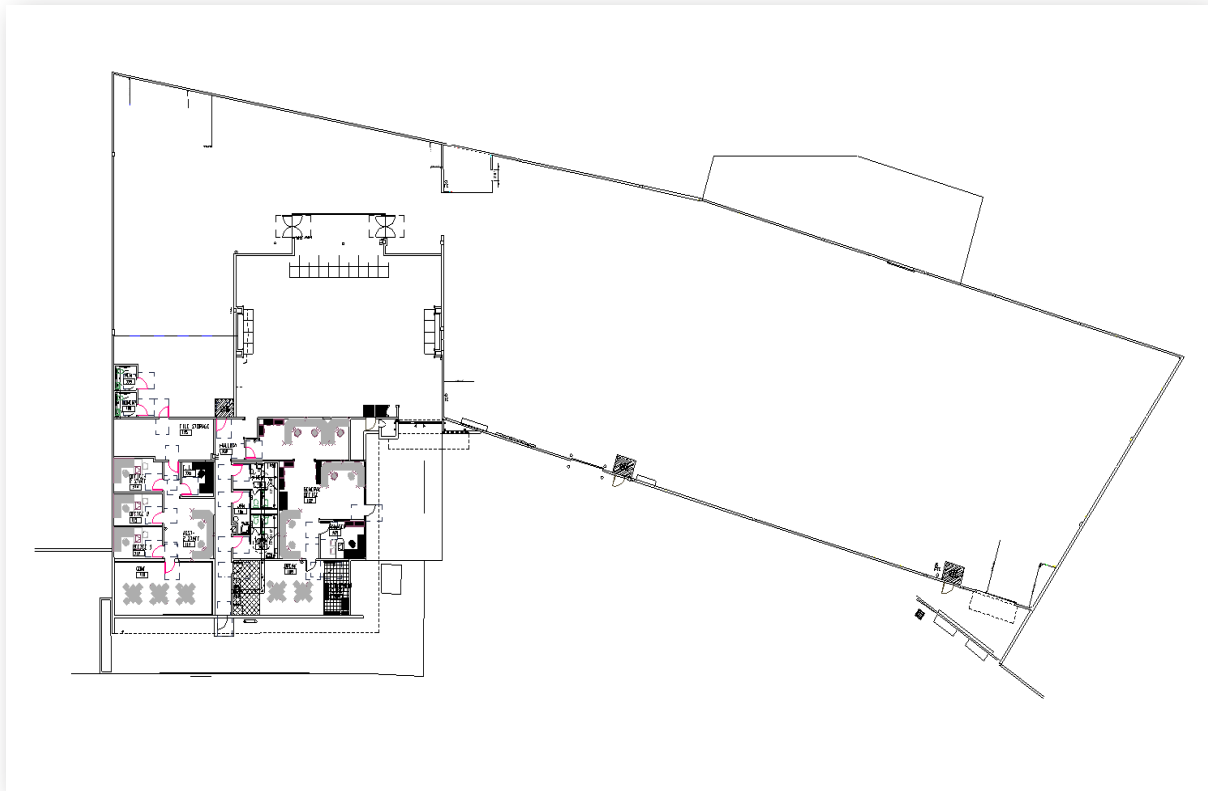
Potential For Uses such as Advanced
Manufacturing, High Tech, Defense Industries,
Wholesale, Warehousing, Automotive.

Features

- Cross Streets: Airport Way/Spring St
- Building: ± 29,799 SF
- Lot: ± 42,067 SF (± 0.97 Acres)
- Yard: Paved Front Yard / Small Concrete Rear Storage Yard
- Offices: ± 6,400 SF
- Loading: 2 Dock High Exterior Well Positions 60'X30'. 1 Ground Level
- Clearance: ± 14'
- Power: ± 1,200 Amps 120/240 Volts 3 Phase 4 Wire
- Parking: ± 29
- Zoning: LBIG
- APN: 7149-010-005
- Location: Major 405 Freeway Frontage and Retail Frontage
- Location: Near the World Ports of Long Beach and Los Angeles
- Location: Quick Access to Long Beach Airport
- Location: Good Access to 605, 710, 91 Freeways
- Possession: June 2026
- Asking Lease Rate: \$25,329 (\$0.85 PSF) Per Month Reduced From \$38,739 (\$1.30 PSF) NNN Per Month Plus OpEx ± \$0.11 PSF/Month
- Asking Sale Price: \$8,500,000 (\$285.24 PSF)

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Site Plan



Road Map

