



Colliers



## 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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# 3060 Airport Way Long Beach, CA 90806

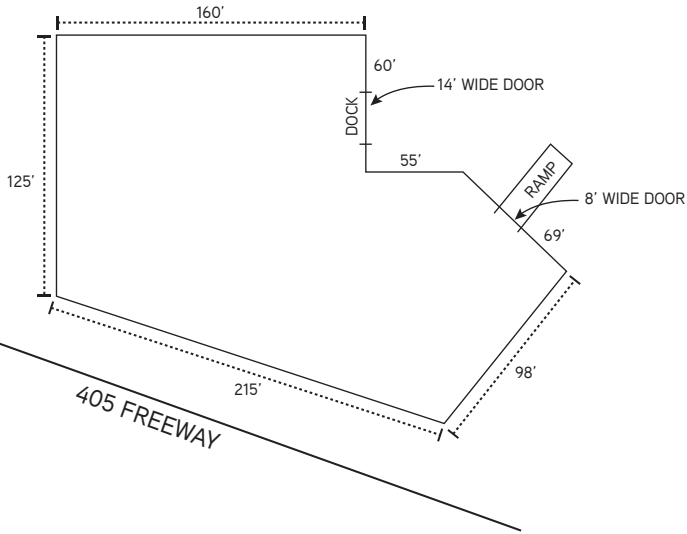
### Features

- 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

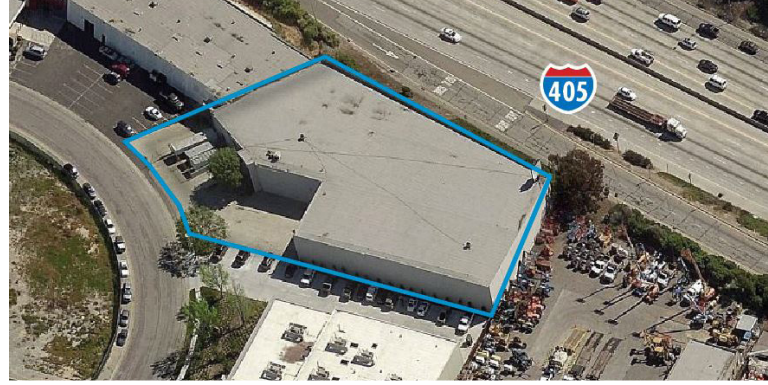
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# Site Plan

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

