

# 3031

Gardenia Ave  
Long Beach, CA

**\$1.50 PSF, Gross  
for One Year  
Lease Term**

76,109 SF For Lease



**Chris Sheehan, SIOR**  
License No. 01202469  
+1 310 321 1831  
[chris.sheehan@colliers.com](mailto:chris.sheehan@colliers.com)

**Jeff Smart**  
Lic. 00918873  
+1 310 321 1812  
[jeffrey.smart@colliers.com](mailto:jeffrey.smart@colliers.com)

**Elizabeth Capati**  
Lic. 02109628  
+1 310 321 1855  
[elizabeth.capati@colliers.com](mailto:elizabeth.capati@colliers.com)

**Mike Foley**  
License No. 00771079  
+1 310 321 1813  
[mike.foley@colliers.com](mailto:mike.foley@colliers.com)



# The Property

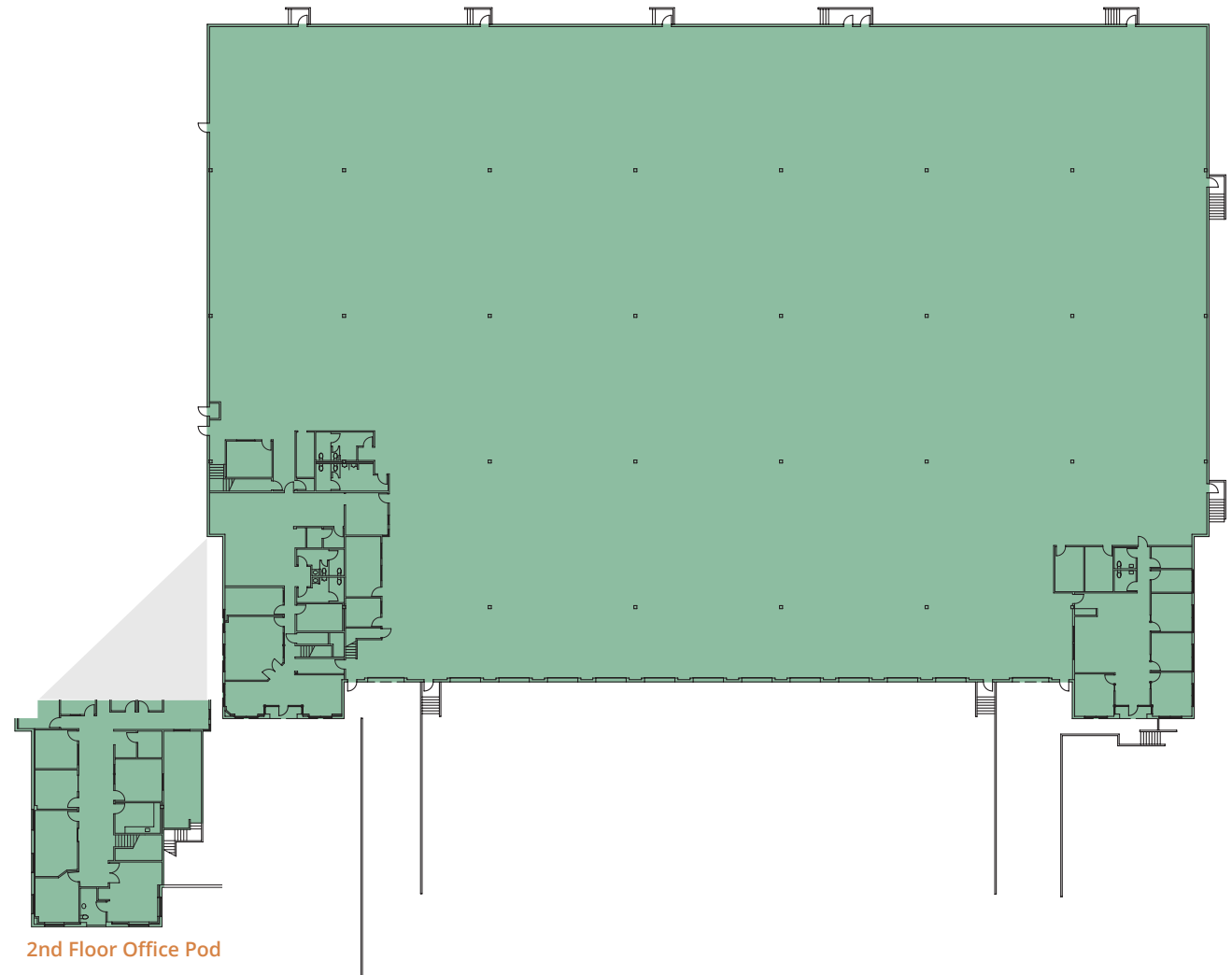
## Highlights

- Corporate Image Building
- 76,109 SF Available
- 9,071 SF High Quality Offices
- 28' - 33' Clearance Height
- 11 Dock High Doors
- 2 Grade Level Doors
- ESFR Sprinkler System
- 900 Amps (Subject to Tenant Verification)
- 120' - 155' Truck Court
- Abundant Parking
- Secured Yard
- 405 Freeway Adjacency and Visibility to ±300,000 Vehicles Daily

*Professionally Owned and  
Managed By:*

**LBA**Logistics 

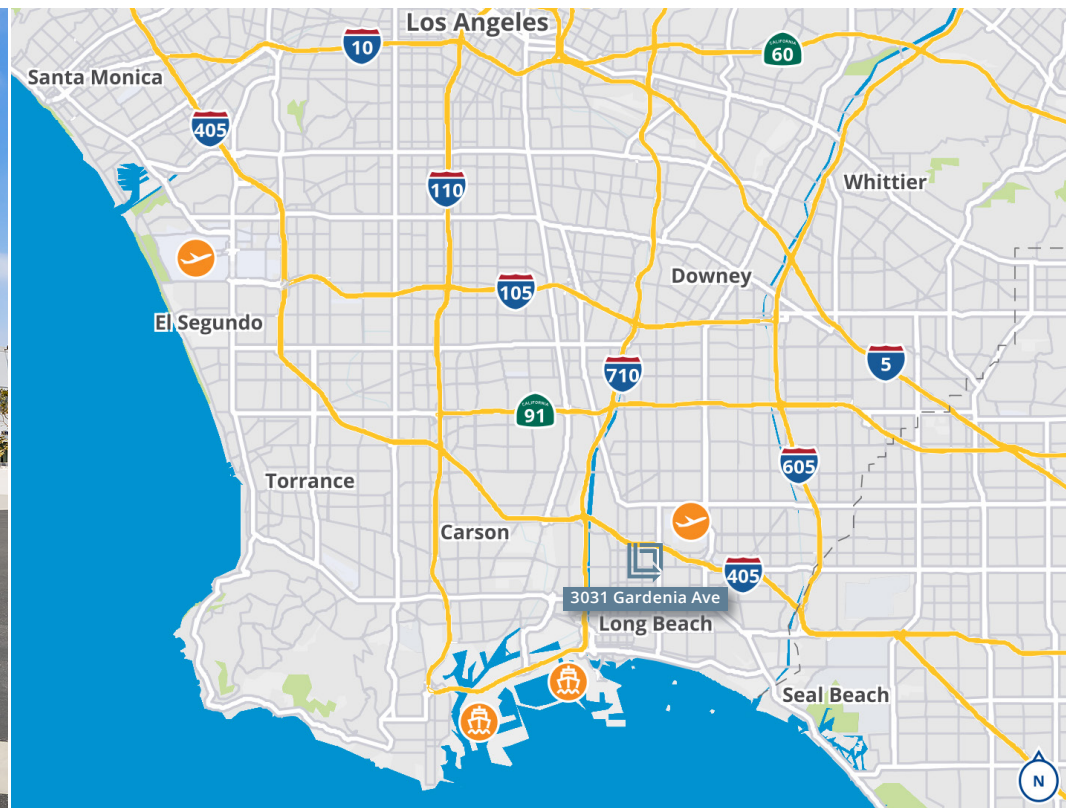
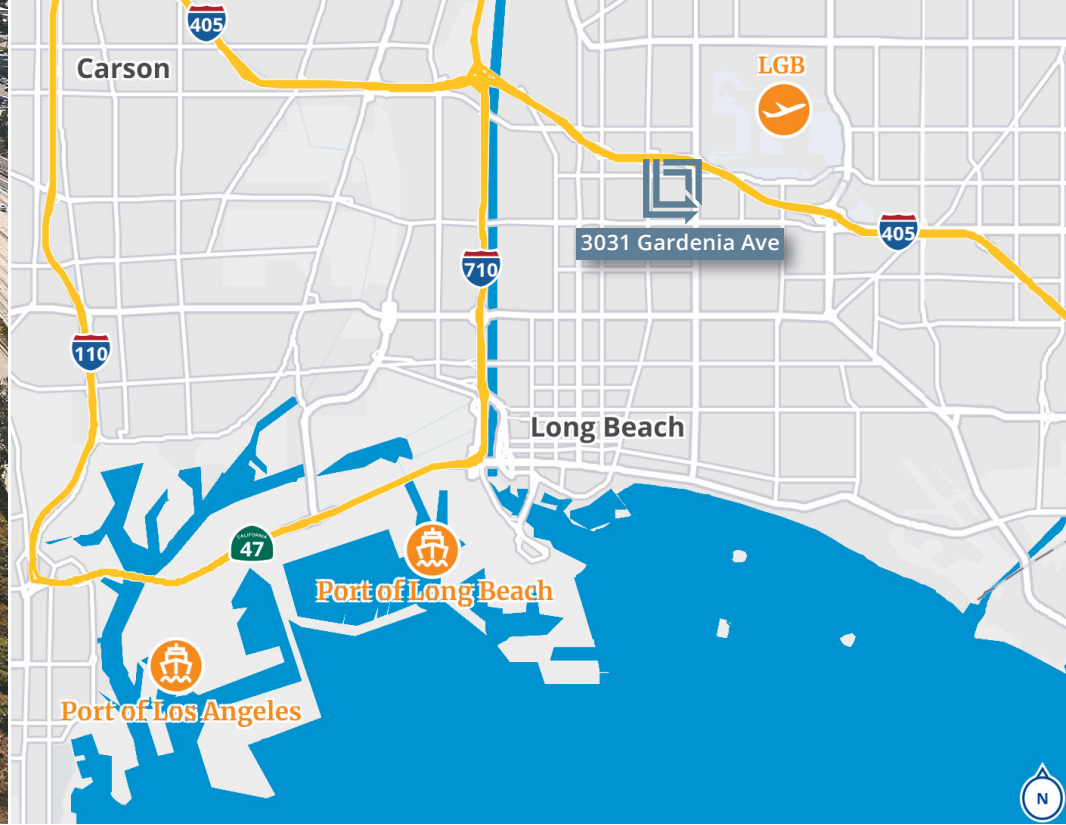
## Site Plan















**Chris Sheehan, SIOR**

License No. 01202469

+1 310 321 1831

[chris.sheehan@colliers.com](mailto:chris.sheehan@colliers.com)

**Jeff Smart**

Lic. 00918873

+1 310 321 1812

[jeffrey.smart@colliers.com](mailto:jeffrey.smart@colliers.com)

**Elizabeth Capati**

Lic. 02109628

+1 310 321 1855

[elizabeth.capati@colliers.com](mailto:elizabeth.capati@colliers.com)

**Mike Foley**

License No. 00771079

+1 310 321 1813

[mike.foley@colliers.com](mailto:mike.foley@colliers.com)



**LBA Logistics**