





State-of-the-art industrial buildings in prestigious South Bay location, adjacent to Long Beach Airport





Phase 1

- High-image industrial buildings with above-standard corporate office finishes
- True dock high loading
- 100% concrete truck courts
- Ample trailer and auto parking
- Adjacent to Long Beach Airport; immediate freeway access
- Excellent access to Long Beach and Los Angeles Ports
- Abundant retail amenities in immediate vicinity

	3415 CONANT ST Building 18	<u>3480 COVER ST</u> Building 19	3435 CONANT ST Building 20	<u>3715 STINEMAN</u> Building 21	<u>3590 COVER ST</u> Building 22	<u>3555 CONANT ST</u> Building 23	3470 CONANT ST Building 24	<u>3550 CONANT ST</u> Building 25
AVAILABLE SF	94,695	38,481	82,100	101,472	150,051	112,964	152,508	142,150
OFFICE SF (2-STORY)	13,143	9,097	13,161	13,143			12,955	12,907
DOCK-HIGH POSITIONS	9	5	12	14	40	40	25	23
GRADE-LEVEL LOADING DOORS	1	1	1	2	SE	SEL	2	2
CLEAR HEIGHT	32'	321	32'	321	CA	LA	32'	321
PARKING SPACES	149	135	207	186		1	315	296
SPRINKLERS	ESFR	ESFR	ESFR	ESFR	·	,	ESFR	ESFR
TRUCK COURTS	135'	135'	130'	135'			135'	135'
POWER CAPACITY	4,000 Amps	4,000 Amps	4,000 Amps	4,000 Amps			4,000 Amps	4,000 Amps





# Phase I - 8 Buildings Totaling 895,760 SF

BUILDING 18	BUILDING 19	BUILDING 20	BUILDING 21	BUILDING 22	3555 CONANT ST	BUILDING 24	BUILDING 25
3415 CONANT ST	3480 COVER ST	3435 CONANT ST	3715 STINEMAN	3590 COVER ST	Building 23	3470 CONANT ST	3550 CONANT ST
94,695	38,481	82,100	101,472	LEASED	LEASED	152,508	142,150



PACIFIC POINTE WEST represents the final phase of the approximately 200 acre mixed-use Douglas Park business park, totaling 3.6 million square feet of finished product which has been master-planned and developed by Sares Regis Group over the past ten (10) years. PACIFIC POINTE WEST offers the rare opportunity to lease brand-new, state-of-the-art industrial buildings adjacent to the Long Beach Airport, with excellent access to the Long Beach & Los Angeles Ports and the Greater Los Angeles Basin.

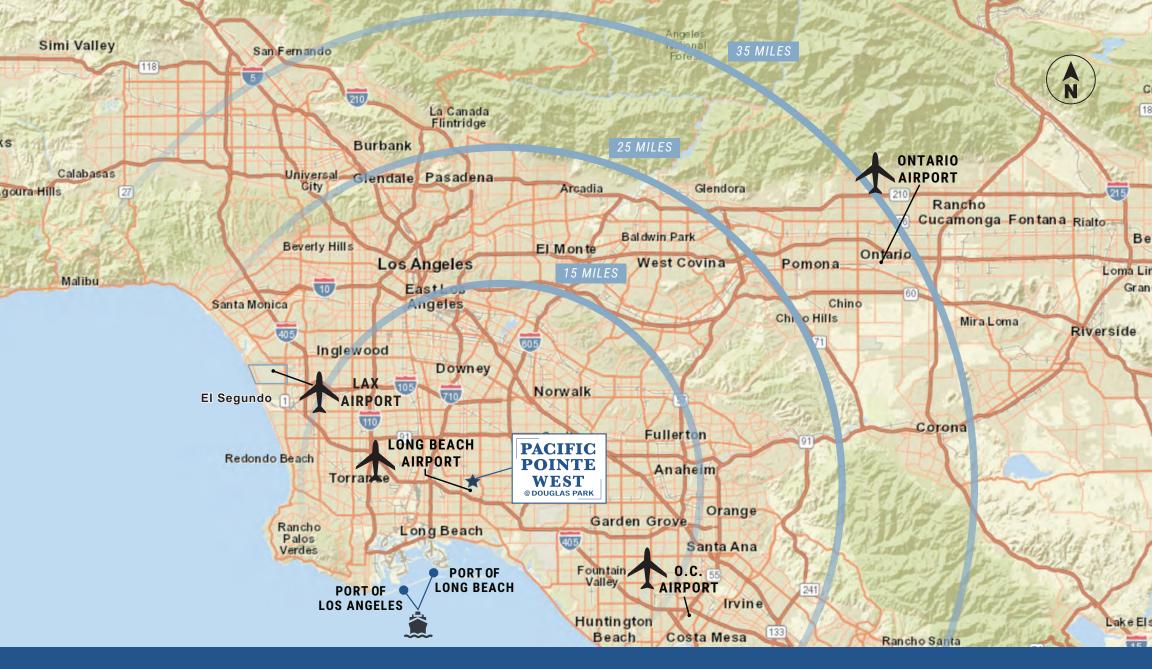
## **CORPORATE NEIGHBORS**





## **LOCAL AMENITIES**





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## Leasing Contacts:

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