

PACIFIC POINTE WEST

@ DOUGLAS PARK

LONG BEACH & LAKEWOOD, CALIFORNIA

Available For Lease | Phase I

895,760 SF | 8 Buildings | Grading Complete

BUILDING SIZES RANGE FROM 38,481 SF TO 163,553 SF

BUILDINGS 22 & 23 PRE-LEASED



NEWMARK



SARES REGIS GROUP

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



PACIFIC POINTE WEST

@ DOUGLAS PARK

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	3480 COVER ST BUILDING 19	3435 CONANT ST BUILDING 20	3715 STINEMAN BUILDING 21	3590 COVER ST BUILDING 22	3555 CONANT ST BUILDING 23	3470 CONANT ST BUILDING 24	3550 CONANT ST 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			25	23
GRADE-LEVEL LOADING DOORS	1	1	1	2			2	2
CLEAR HEIGHT	32'	32'	32'	32'			32'	32'
PARKING SPACES	149	135	207	186			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

Catalina Island

Pacific Ocean

LB/LA Ports

**Downtown
Long Beach**

Lakewood Blvd

Cherry Avenue



 **Long Beach Airport**

Conant St

Cover St

McGowen St

Carson St

Phase I
8 Buildings
895,760 SF

Phase II
(TBD)

Cover Street

Paramount Blvd

**PACIFIC
POINTE
WEST**
@ DOUGLAS PARK



PACIFIC POINTE WEST

@ DOUGLAS PARK

PHASE II

20.66 ACRES
(SITE PLANNING
IN PROGRESS)

PHASE I

BLDG 18

BLDG 20

BLDG 19

BLDG 22

LEASED

BLDG 21

BLDG 23

LEASED

BLDG 24

BLDG 25

Phase I - 8 Buildings Totaling 895,760 SF

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

DOUGLAS PARK

Master-planned by



SARES REGIS GROUP

20.66 ACRES
(SITE PLANNING
IN PROGRESS)

PHASE II

**PACIFIC
POINTE
WEST**
@ DOUGLAS PARK

PHASE I

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

1  Mercedes-Benz

2  BOEING

3 simplehuman

4  SHIMADZU

5  UNIVERSAL
TECHNICAL
INSTITUTE

6  *Turbo air*
REFRIGERATOR MANUFACTURER

7  ROCKET LAB

8  United Pacific

9  RUBBERCRAFT

10  FoodPharma™
Functional Food Manufacturing

11  ROCKET LAB

12  MORF3D
AEROSPACE

13 JVCKENWOOD

14  LONG BEACH
HEALTH & HUMAN SERVICES

15  METRO PORTS

16 Relativity

17  Ford

18  Ford



**PACIFIC
POINTE
WEST**
@ DOUGLAS PARK

Phase I
8 Buildings
895,760 SF

Phase II
(TBD)

LOCAL AMENITIES



LAKESWOOD
EST. 1933

NORDSTROM
rack
TJ-maxx
PETSMART
OLD NAVY
ULTA
spavia
RAYOGA
GRITCYCLE
RH RUNNERS HIGH

IN-N-OUT
Wahoo's
MOD PIZZA
DUNKIN'
PORTOLA
THE HANGAR FOOD HALL
908
BLANCHET
HOMEMADE ICE CREAM SINCE 1945

Starbucks
Jersey Mike's
Habit
FLAME & BROILER
California
FISH GRILL

Skylinks
at Long Beach

COURTYARD
BY MARRIOTT
Hampton
HOMESWOOD
SUITES by Hilton

PACIFIC
POINTE
WEST
@ DOUGLAS PARK

Walmart

KOHL'S

HEINEMAN AVENUE
BLDG 22
BLDG 23
BLDG 19
BLDG 21
BLDG 18
BLDG 20
STINEMAN AVENUE
BLDG 25
BLDG 24
CONANT STREET

LEASED

LEASED

20.66 ACRES
(SITE PLANNING
IN PROGRESS)

PHASE I

PHASE II



Leasing Contacts:

JEFF READ

Executive Managing Director
t 949-608-2029
jeff.read@nmrk.com
CA RE Lic. #01040265

JIM BIONDI

Executive Managing Director
t 310-491-2002
jim.biondi@nmrk.com
CA RE Lic. #00468745

TERRY REITZ

Executive Managing Director
t 310-491-2029
terry.reitz@nmrk.com
CA RE Lic. #00457222

18401 Von Karman Avenue Suite 150
Irvine, CA 92612
Corporate License #01355491

NEWMARK



SARES REGIS GROUP

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.