

PACIFIC POINTE

4350 CONANT STREET, BLDG 9, LONG BEACH, CA



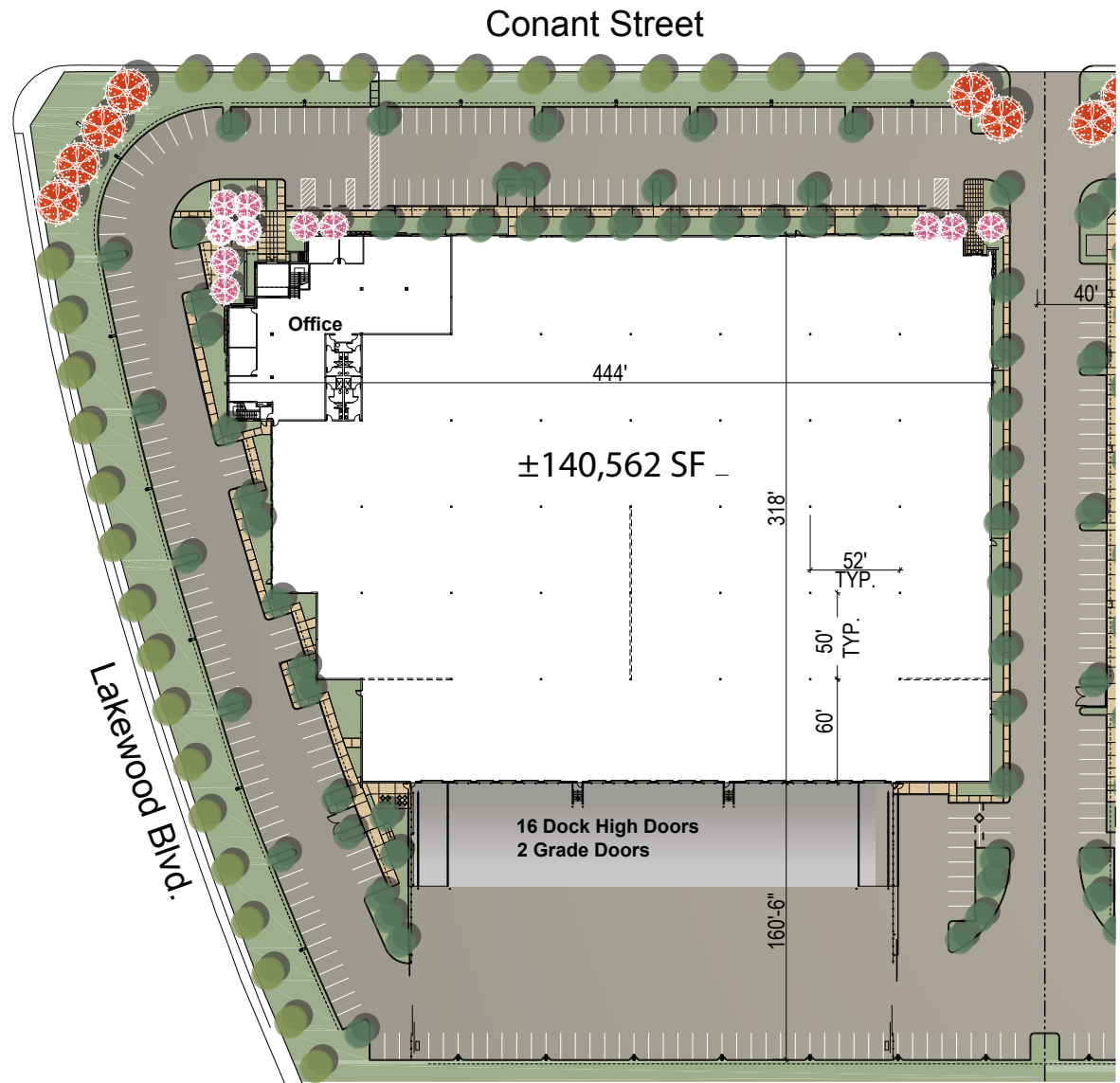
±140,562 SQ. FT.

INDUSTRIAL BUILDING FOR LEASE

CBRE

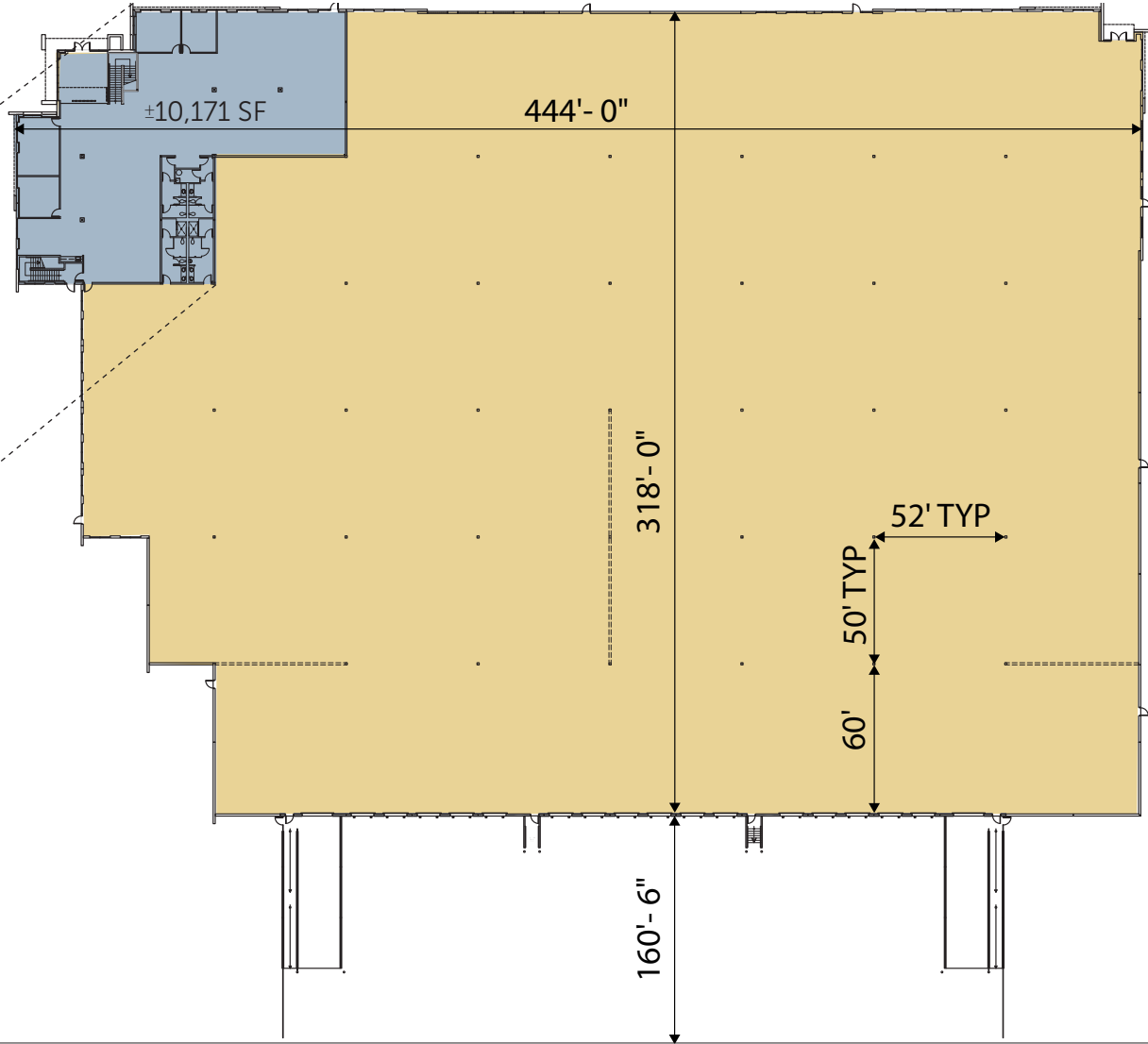
SITE FEATURES:

- State-of-the-Art Construction
- ±20,148 SF 2-Story Office
- Large Secured Yard
- ESFR Sprinklers
- 32' Clear (at first column)
- 4,000 Amp Pull Section
- 16 Dock High Doors
- 2 Ground Level Ramps
- 220 Car Parking Spaces
- ±7.03 Acre Site
- Low Operating Expenses



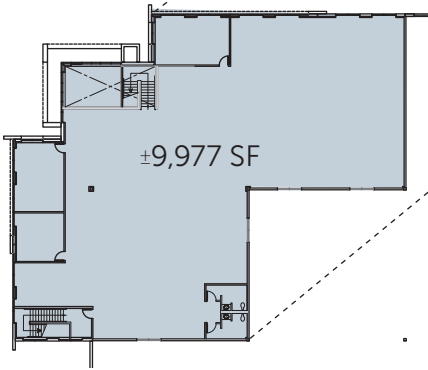
FIRST FLOOR PLAN

FIRST FLOOR OFFICE: ±10,171 SF



MEZZANINE FLOOR PLAN

MEZZANINE FLOOR OFFICE: ±9,977 SF





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AREA FEATURES:

- High Image, Corner Location
- Adjacent to High-End Retail/Hotel Development
- Excellent Access to 405 Freeway
- Contiguous to Long Beach Airport
- Close Proximity to Port of Long Beach
- Ideal Central Location to Service L.A. and O.C.
- Part of 263 Acre Master Planned Development





FOR INFORMATION, PLEASE CONTACT

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