

# 90,632 SF LEED GOLD INDUSTRIAL FOR LEASE

3833 McGOWEN STREET  
LONG BEACH, CA 90808

**\$1.55 NET**

- + \$0.30 Net Charges
- 11,489 SF 1st Floor Office
- + 9,727 SF 2nd Floor Office  
(Included in total)
- 80,905 SF Building Footprint
- 8 DL / 1 GL Loading

## LISTING FEATURES



- Plug & Play Space - Workstations Available to Stay
- Energy Saving Solar Roof Panels
- Smart Equipped Building Access, Presentation & Sound System
- PARKING: 112 Standard, 7 Carpool, 7 Low Emission + 6 Accessible
- 30' Clear - Built in 2012
- Net Charges Incl: Taxes, Insurance, Association Dues & CAMs
- ESFR Sprinklers; 1,300 Amp (4Q '24 expand to 3,000 Amp), 480/277 Volt, 3 Phase, 4 Wire
- Natural Gas Service; 3" Heavy Duty Water Service
- Multi-Level Security
- Secure Concrete Yard
- Excellent Freeway Access

## LYONS & LYONS PROPERTIES

**Chuckie Lyons - Broker Lic. 00625110**

**Colin O'Brien - Broker Lic. 02145353**



(310) 414-4500

colin@lyonsandlyons.net

chuckie@lyonsandlyons.net

WWW.LYONSANDLYONS.NET

880 Apollo Street, Suite 227

El Segundo, CA 90245

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

David G. Roberts, P.E., Inc.  
 77280 Newhope Street #17  
 Fountain Valley, CA 92708  
 (949) 633-1821  
 Email: dgraves@DGRoberts.com

Sheet 1 of 2

Total Sq. Ft.  
 Footprint w/ 2nd Floor

90,632 Sq. Ft.  
 Floor

Building Footprint  
 80,905 Sq. Ft.

1st Floor Office  
 [Excl. (2) Whse. Offices & (2) Whse. Restrooms, Junior Closet, Electric Room, Equipment Room]  
 11,489 Sq. Ft.

Warehouse  
 (Footprint Less 1st Floor Office)  
 69,416 Sq. Ft.

2nd Floor Office  
 (Excl. (2) Exit Stairs, Lobby Stairs, Open Lobby)  
 9,727 Sq. Ft.

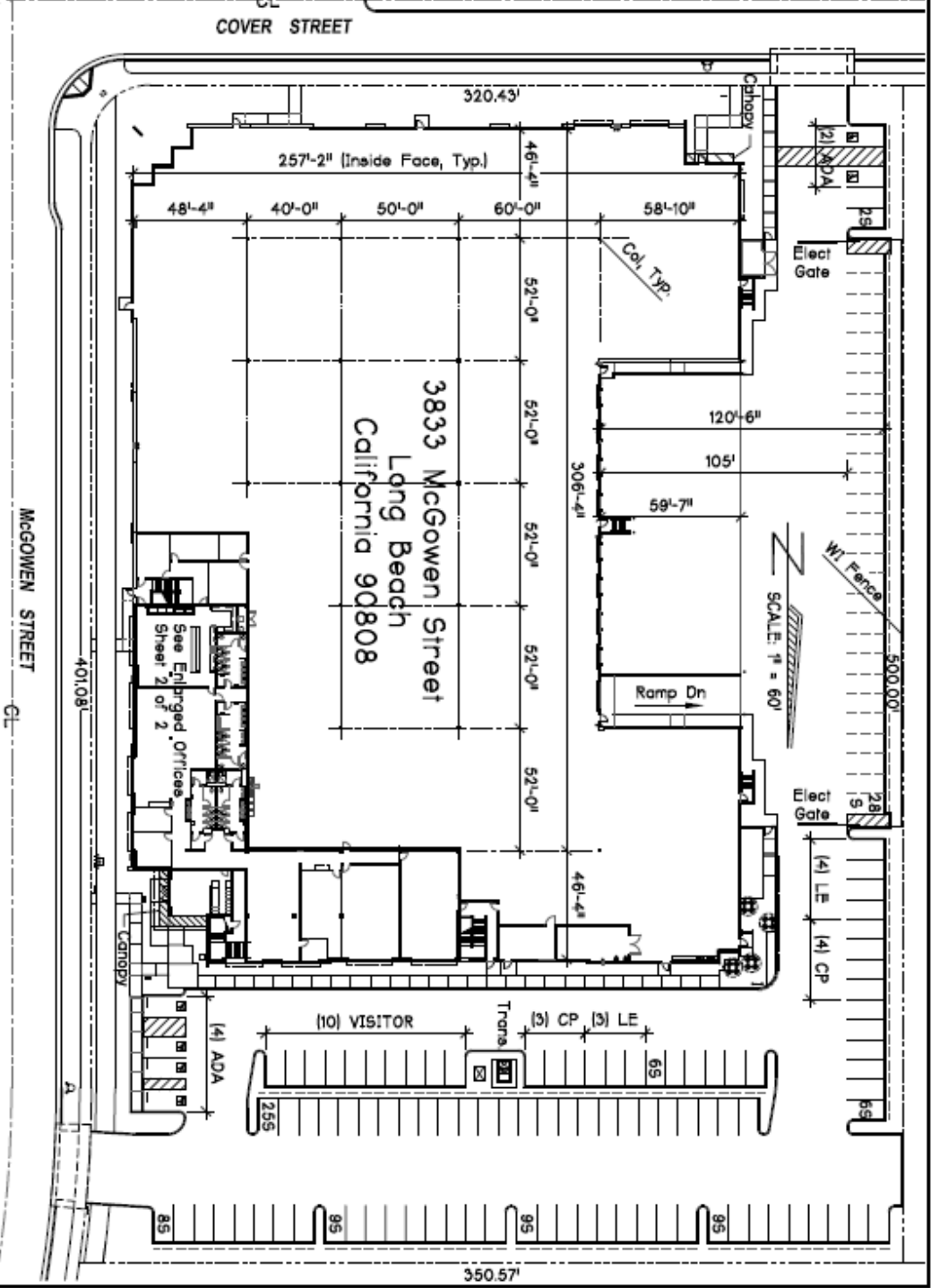
Parking Spaces Summary

- 7 Carpool (CP)
- 112 Standard
- 7 Low Emission (LE)
- 6 Accessible (ADA)

3833 McGowen Features

1. LED Certified Quality Concrete Tilt-up Distribution/Manufacturing Facility with many Extra Features, Developed by Seres Regle Group.  
 \*Site Features a Dock-Hill Truck Court; Truck Turning Radius is 105 ft from the Edge of Dock to Truck Court Parking OR 120.5 ft from Edge of Dock to Pierer Curb if Truck Court Parking is left vacant. The building offers various Dock Doors including (8) 9 ft x 10 ft Dock-Hill Doors and (1) 12 ft x 14 ft Side Level door, An 8 ft High Wrought Iron Fence accessible through 30 ft wide x 8 ft high Motorized Sliding Gate at each end secure the Apron and Truck Driveways. LED Lighting and Covered Concrete Trash and Recycling Bins.

\*Warehouse/Manufacturing: 30 Foot Clear Height High Piled Storage and Class IV Commodity Rating Possible High Hazard, \*Blastolite Skylights Provide 3x Roof Area Coverage, Roof Top Exhaust Fans with Louvered Wall Vents, Off-white Walls, Fluorescent High Bay Lighting, Polished and Sealed 6 inch thick, Reinforced Concrete Slab over Passive Vapor Barrier.  
 \*Fire Sprinklers: Early Suppression, \*Fire Response (ESFR) K25 Protection in Warehouse, ESFR Light Hazards Protection in Offices.  
 \*Utility Services: 1,600 Amp (pending in 4Q '24 upgrade to 3,000 Amp), 480/277 Volt, 3 Phase, 4 Wire Power Supply, 3 inch Heavy Duty Water Service, Natural Gas Service.  
 \*Warehouse Restrooms.  
 \*Property Zone: Douglas Park North



**LYONS & LYONS PROPERTIES**  
**Chuckie Lyons - Broker Lic. 00625110**  
**Colin O'Brien - Broker Lic. 02145353**



(310) 414-4500  
 colin@lyonsandlyons.net  
 chuckie@lyonsandlyons.net

WWW.LYONSANDLYONS.NET  
 880 Apollo Street, Suite 227  
 El Segundo, CA 90245

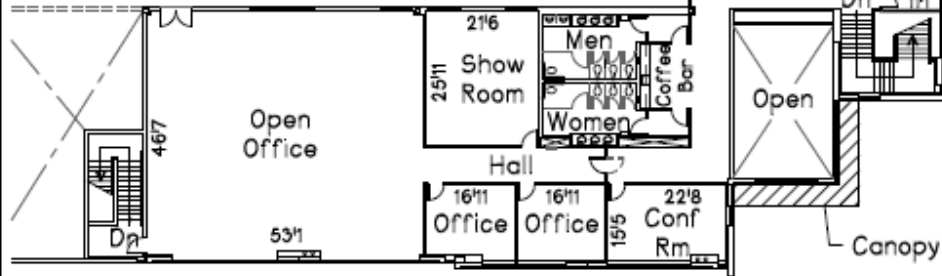
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



3833 McGowen Street  
 Long Beach  
 California 90808

2nd Floor Office Area = 9,727 Sq. Ft.

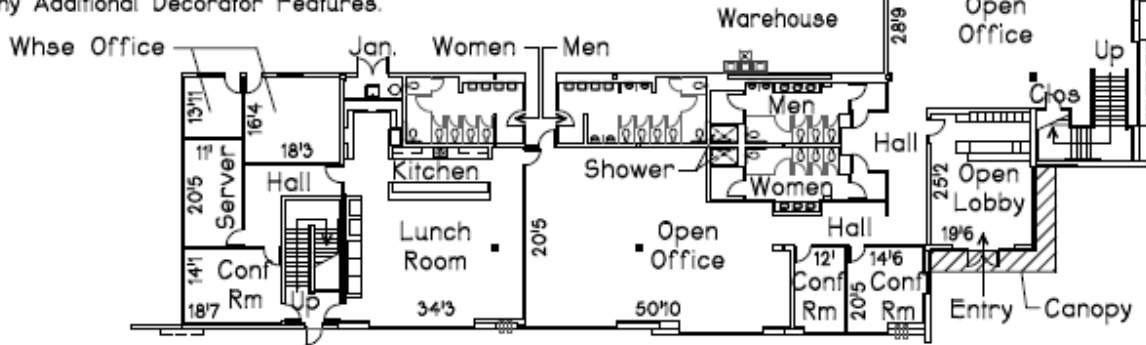
Ceiling Heights - Open Areas/Meeting Rooms/Executive Offices 12 ft., Halls/Offices 10 ft.;  
 Gas/Electric Mechanical Systems;  
 2x4 Volumetric Lay-in, T5 (2) Lamp Light Fixtures and Specialty Area LED & Fluorescent Down Lights;  
 Coffee Bar;  
 Luxury Vinyl Plank (LVP) Simulated Wood Flooring & Vinyl Basecover;  
 Many Additional Decorator Features.



**SECOND FLOOR OFFICE PLAN**

1st Floor Office Area = 11,489 Sq. Ft.

Ceiling Heights - Lobby Open to Roof, Open/Assembly Areas 11 ft., Office Areas 10 ft.;  
 Gas/Electric Mechanical Systems; 2x4 Volumetric Lay-in, T5 (2) Lamp Light Fixtures and Specialty Area LED & Fluorescent Down Lights;  
 Lunch Room with Kitchen, Coffee Bar and Vending Machine Facilities; Office Restrooms with Showers;  
 Polished and Sealed Concrete Floor & Vinyl Basecover;  
 Many Additional Decorator Features.



**FIRST FLOOR OFFICE PLAN**

David O. Roberts P.E., Inc.  
 17280 Newhope Street, #17  
 Fountain Valley, CA 92708  
 (949) 633-1621  
 Email: dave@DORoberts.com

8-26-2024 220-041

Sheet 2 of 2

See Site and Building Plan Sheet 1 of 2

**LYONS & LYONS PROPERTIES**  
**Chuckie Lyons - Broker Lic. 00625110**  
**Colin O'Brien - Broker Lic. 02145353**



(310) 414-4500  
 colin@lyonsandlyons.net  
 chuckie@lyonsandlyons.net

WWW.LYONSANDLYONS.NET  
 880 Apollo Street, Suite 227  
 El Segundo, CA 90245

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.





**LYONS & LYONS PROPERTIES**

**Chuckie Lyons - Broker Lic. 00625110**

**Colin O'Brien - Broker Lic. 02145353**



(310) 414-4500

colin@lyonsandlyons.net

chuckie@lyonsandlyons.net

WWW.LYONSANDLYONS.NET

880 Apollo Street, Suite 227

El Segundo, CA 90245

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.