

PACIFIC POINTE WEST

@ DOUGLAS PARK

LONG BEACH & LAKEWOOD, CALIFORNIA

Available For Lease | Phase I

895,760 SF | 8 Buildings | Under Construction

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

ONE BUILDING 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	150,096	112,964	163,553	152,444
OFFICE SF (2-STORY)	13,143	9,097	13,161	13,143	13,157		12,973	12,948
DOCK-HIGH POSITIONS	9	5	12	14	18		25	23
GRADE-LEVEL LOADING DOORS	1	1	1	2	2		2	2
CLEAR HEIGHT	32'	32'	32'	32'	32'		32'	32'
PARKING SPACES	149	135	209	185	235		270	244
SPRINKLERS	ESFR	ESFR	ESFR	ESFR	ESFR		ESFR	ESFR
TRUCK COURTS	135'	135'	130'	135'	135'		135'	135'
ESTIMATED DELIVERY	TBD	TBD	TBD	TBD	U/C Q4 2024	U/C Q4 2024	TBD	TBD

LEASED

Catalina Island

Pacific Ocean

LB/LA Ports

Downtown Long Beach

Lakewood Blvd

Cherry Avenue



Long Beach Airport

Phase I
8 Buildings
895,760 SF

Phase II
(TBD)

**PACIFIC
POINTE
WEST**
@ DOUGLAS PARK

Conant St

Cover St

McGowen St

Carson St

Cover Street

Paramount Blvd

Lakewood Blvd

PACIFIC POINTE WEST

@ DOUGLAS PARK

PHASE II

20.66 ACRES
(SITE PLANNING
IN PROGRESS)

PHASE I

BLDG 18

BLDG 20

BLDG 19

BLDG 21

BLDG 22

BLDG 24

BLDG 23

LEASED

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	150,096	LEASED	163,553	152,444

DOUGLAS PARK

Master-planned by



SARES REGIS GROUP

20.66 ACRES
(SITE PLANNING
IN PROGRESS)

PHASE II

PACIFIC
POINTE
WEST
@ DOUGLAS PARK

PHASE I

BLDG 22

BLDG 23

BLDG 19

BLDG 21

BLDG 25

BLDG 24

BLDG 20

BLDG 18

LEASED

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 | 6 |  UNIVERSAL TECHNICAL INSTITUTE | 11 |  LD PRODUCTS | 16 |  MORF3D AEROSPACE |
| 2 |  BOEING | 7 |  REFRIGERATOR MANUFACTURER
Turbo air | 12 |  Heliogen | 17 |  JVCKENWOOD |
| 3 |  simplehuman | 8 |  GALACTIC | 13 |  FoodPharma™
Functional Food Manufacturing | 18 |  LONG BEACH
HEALTH & HUMAN SERVICES |
| 4 |  SPINLAUNCH | 9 |  United Pacific | 14 |  VIRGIN ORBIT | 19 |  METRO PORTS |
| 5 |  SHIMADZU | 10 |  RUBBERCRAFT | 15 |  ROCKET LAB | 20 |  Relativity |



**PACIFIC
POINTE
WEST**
@ DOUGLAS PARK

Phase I
8 Buildings
895,760 SF

Phase II
(TBD)

LOCAL AMENITIES



LAKESWOOD
EST. 1933

NORDSTROM
rack
TJ-maxx
PET SMART
RAYOGA
GRITCYCLE
OLD NAVY
ULTA BEAUTY
spavia
RUNNERS HIGH

IN-N-OUT BURGER
Wahoo's
MOD PIZZA
DUNKIN'
PORTOLA COFFEE ROASTERS
THE HANGAR FOOD HALL
908
K&L
BLANCHETT
HOMEMADE ICE CREAM SINCE 1945

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

Skylinks
at Long Beach

COURTYARD
BY MARRIOTT
Hampton
by HILTON
HOMEWOOD
SUITES by Hilton

PACIFIC
POINTE
WEST
@ DOUGLAS PARK

Walmart

KOHL'S

BLDG 22
BLDG 23
BLDG 25
BLDG 19
BLDG 21
BLDG 24
BLDG 18
BLDG 20
LEASED

20.66 ACRES
(SITE PLANNING
IN PROGRESS)

PHASE I

PHASE II



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