





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	150,096	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	40	25	23
GRADE-LEVEL LOADING DOORS	1	1	1	2	2	GE	2	2
CLEAR HEIGHT	32'	321	32'	321	32'	CA	321	32'
PARKING SPACES	149	135	209	185	235	L	270	244
SPRINKLERS	ESFR	ESFR	ESFR	ESFR	ESFR	· ·	ESFR	ESFR
TRUCK COURTS	135'	135'	130'	135 ¹	135'		135'	135'
ESTIMATED DELIVERY	TBD	TBD	TBD	TBD	U/C Q4 2024	U/C Q4 2024	TBD	TBD





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
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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.

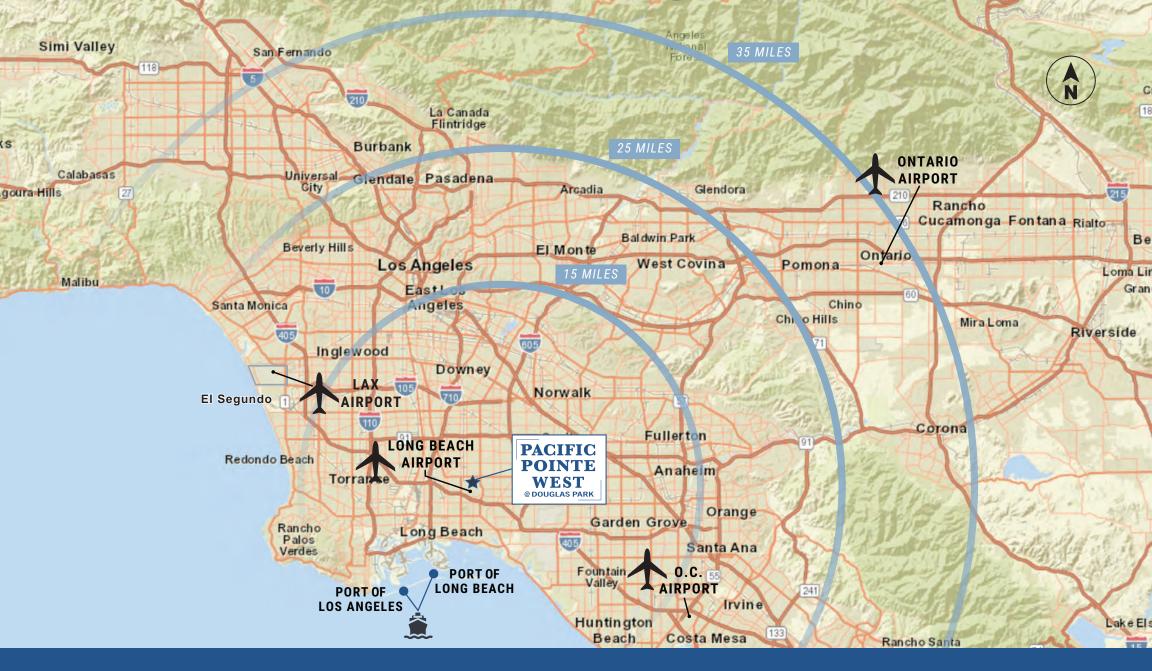
CORPORATE NEIGHBORS





LOCAL AMENITIES





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