



SPACE FOR COMPLETE FULFILLMENT

LEASE

Goodman Commerce Center Long Beach

2401 E. Wardlow Road, Long Beach, CA 90807

Goodman Commerce Center Long Beach, Building One is a rare 504,810 s.f. industrial campus situated on 23.91 acres. Strategically located adjacent to Long Beach Airport with excellent access to the 405, 605, and 710 Freeways, the expansive site offers a new 40' clear facility constructed with a flexible and sustainable design with additional space available for ancillary uses including excess parking. This site is ideally suited for wide-ranging industries including space technology, aerospace, manufacturing, e-commerce, and warehousing.

- + 504,810 s.f. available
- + 40' warehouse clear height
- + Located adjacent to the Long Beach Airport with immediate access to 405, 605, and 710 Freeways
- + Centrally located between LAX and John Wayne Airport and 8 miles from the Ports of L.B. and L.A.
- + Additional flexible space available for expansion
- + **Customized tenant improvements to be completed on a Build-to-Suit basis**



2.5M

College Educated Labor Pool within 30 miles



\$455k

Median House Price Affordable Housing



8mi

to Port of Los Angeles and Long Beach



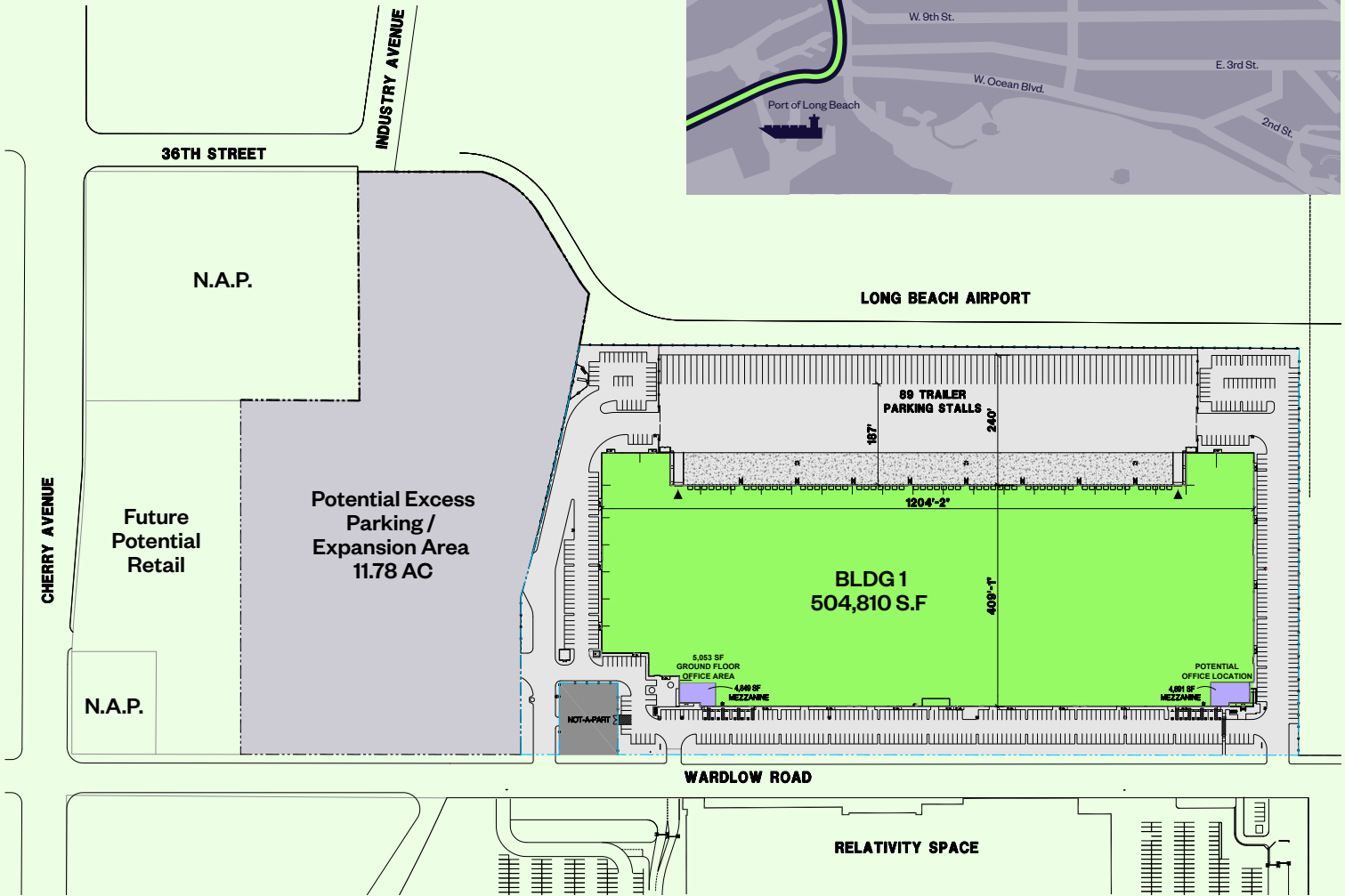
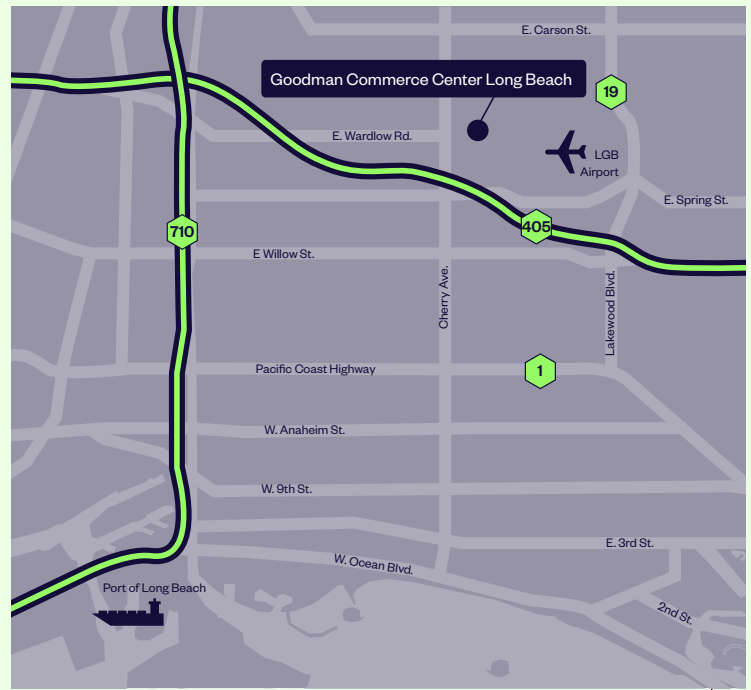
0.1mi

to Long Beach Airport

MASTERPLAN

PROPERTY DETAILS

BUILDING 1	504,810 sqft
Clear height	40'
Dock doors	61
Trailer parking stalls	89
Truck court depth	240'
Car parking	505 spaces
Grade level doors	2
Office	5,053 sqft
Office mezzanine	9,740 sqft



CONTACT

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