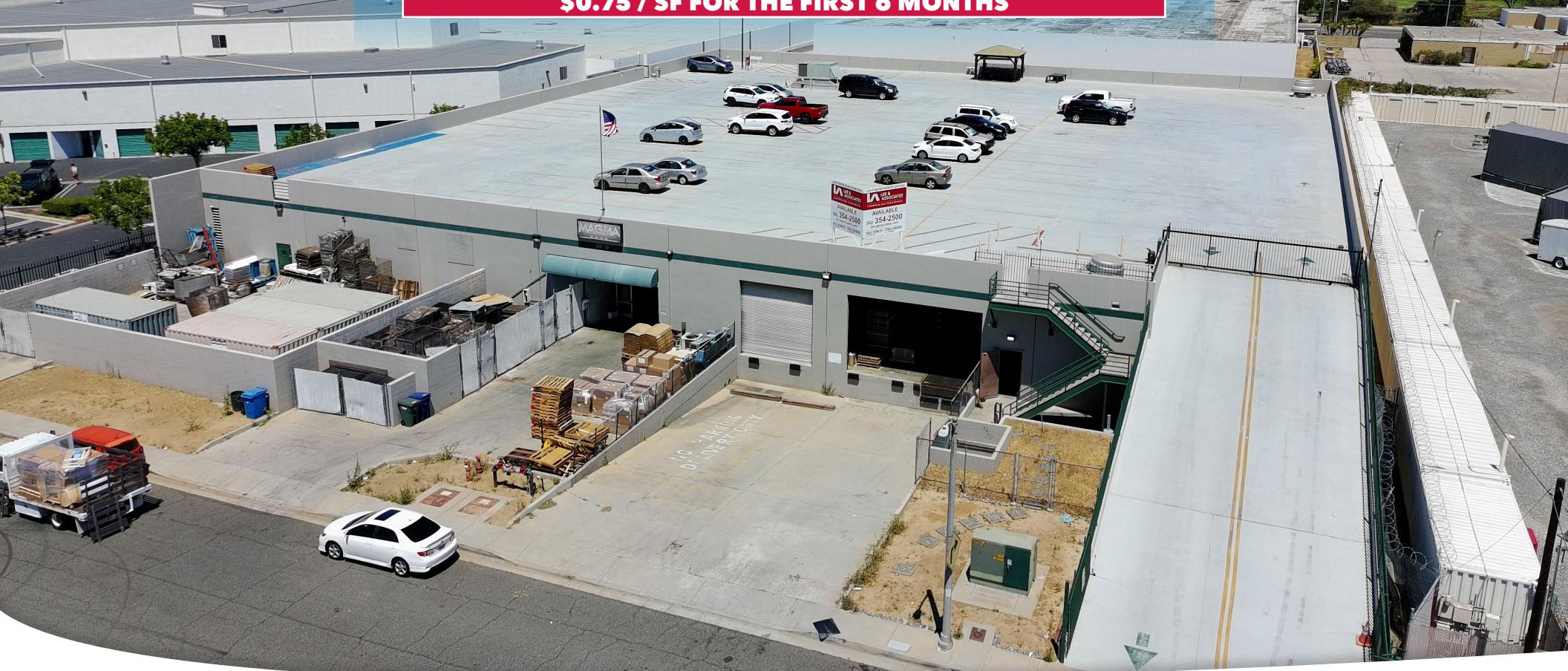


±42,510 SF FOR SALE / LEASE

3940 PIXIE AVE LONG BEACH, CA 90712

\$0.75 / SF FOR THE FIRST 6 MONTHS



Maximillian Robles

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Ryan Endres

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CONNECT WITH US!

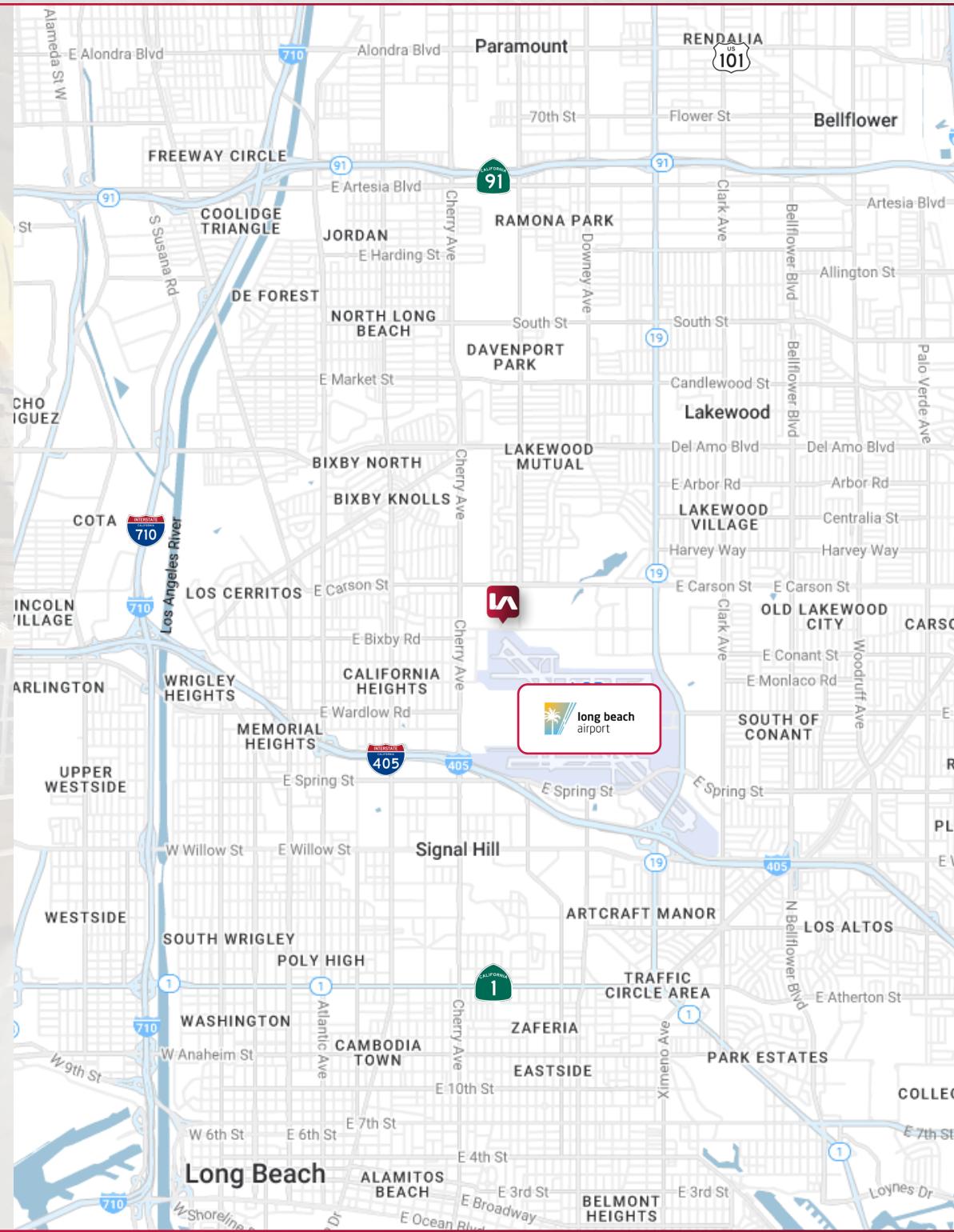
 @leeassociateslab

 @LeeAssociatesLA

 @leeassociateslab

 www.lee-associates.com

PROPERTY DETAILS



Building Size

±42,510 SF

Lease Rate

\$53,100

(\$1.15 PSF NNN + \$0.10 PSF OPEX)

Land Area

±55,199 SF
(1.27 AC)

Sale Price

\$12,550,000
(\$295/SF)



Freestanding Manufacturing / Flex Building



3 GL Doors; 3 DH Positions



Corporate Neighbors, Outstanding Amenities Nearby



11'4" - 12'5" Clear Height



Sprinklered and ±8,600 SF Office Space



Heavy Power: 3000a, 480/277v

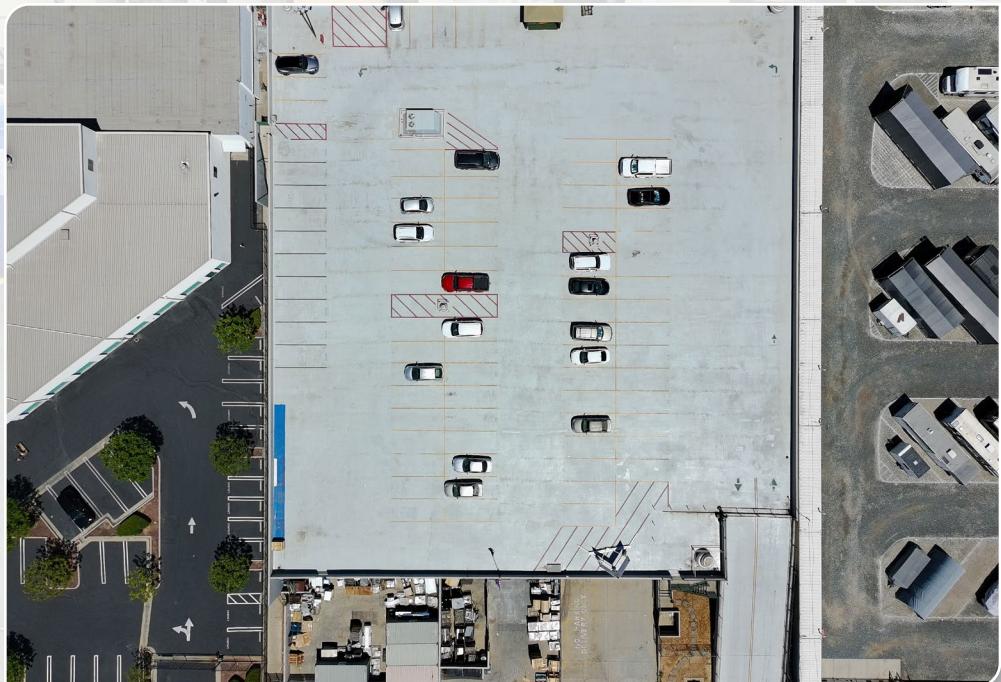
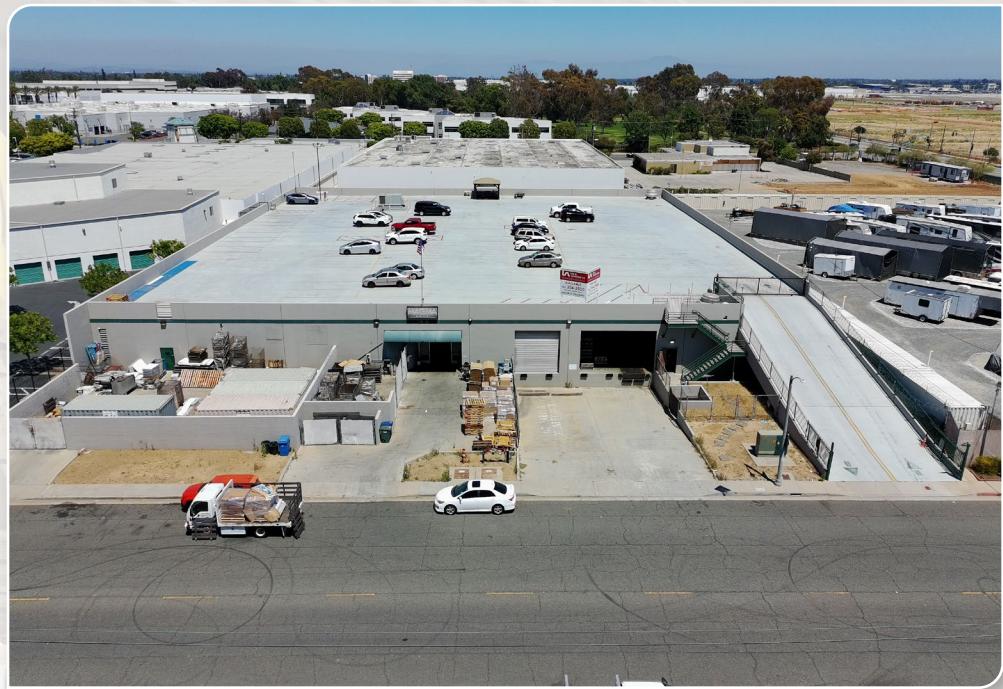


LAM2 Zoning
Rooftop Parking: ±80 Spaces

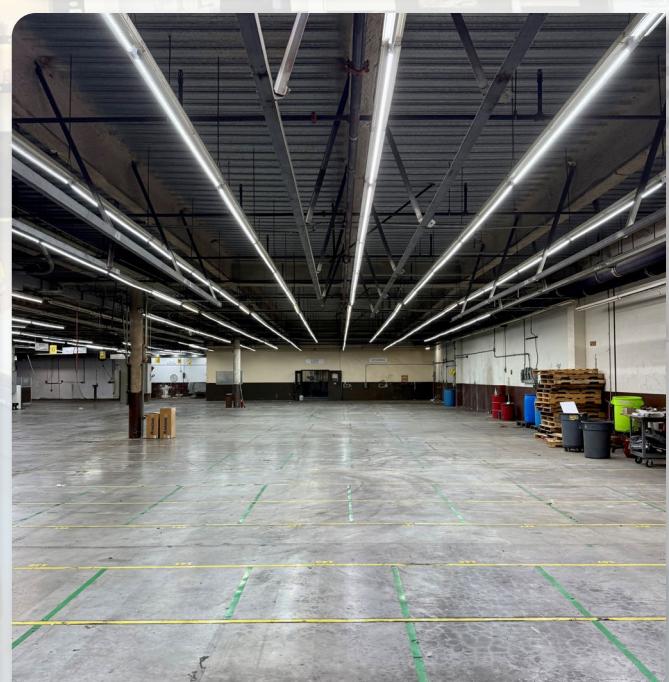
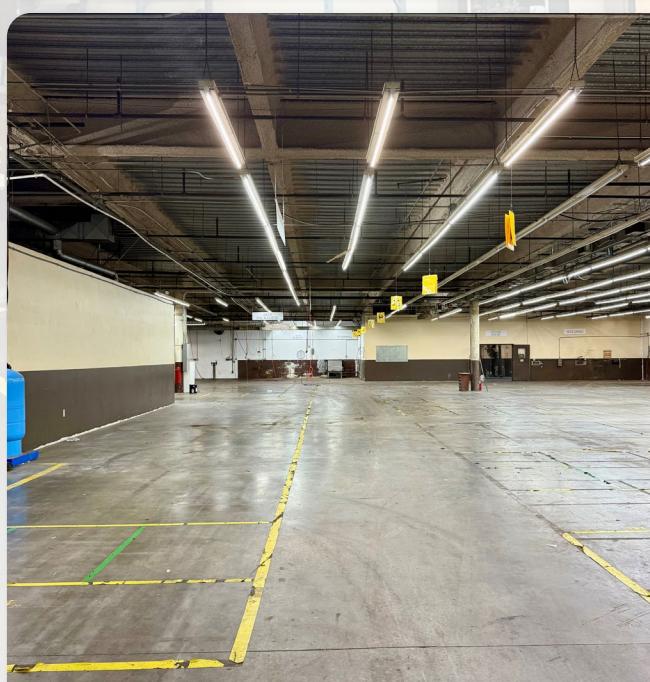
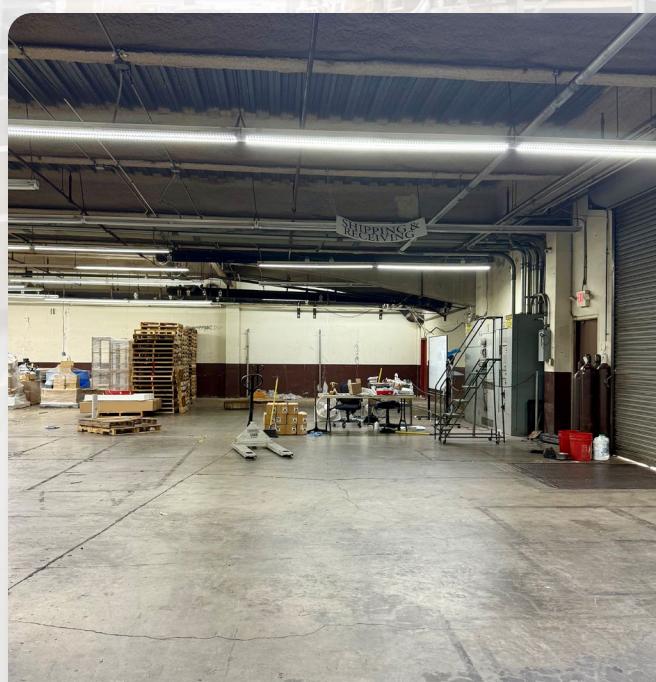
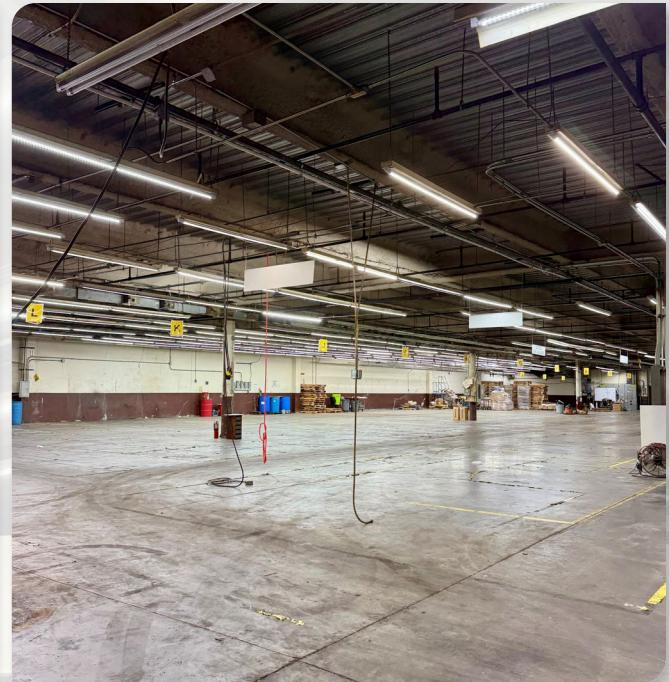
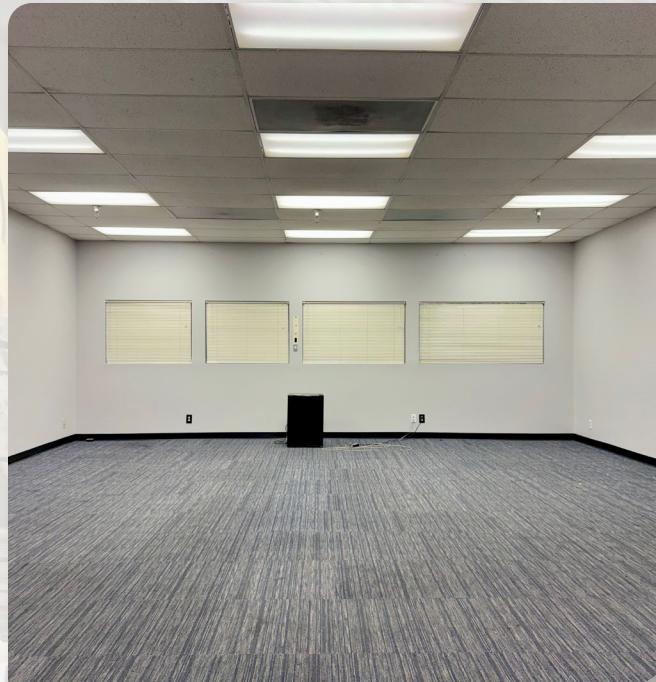


Adjacent to the LB Airport & 263-Acre Master Planned Douglas Park Development

PROPERTY PHOTOS



PROPERTY PHOTOS



1ST FLOOR PLAN

This plan and its measurements are approximate and not up to scale. It is the responsibility of the buyer/lessor to verify the property's measurements independently.



AMENITIES AND CORPORATE NEIGHBORS



CORPORATE NEIGHBORS

1		Mercedes-Benz	9		RUBBERCRAFT
2		BOEING	10		FoodPharma™ Functional Food Manufacturing
3		simplehuman	11		ROCKET LAB
4		SHIMADZU	12		MORF3D AEROSPACE
5		UNIVERSAL TECHNICAL INSTITUTE	13		JVCKENWOOD
6		Turbo air REFRIGERATOR MANUFACTURER	14		LONG BEACH HEALTH & HUMAN SERVICES
7		ROCKET LAB	15		METRO PORTS
8		United Pacific	16		Ford

NEARBY AMENITIES

	NORDSTROM rack		THE HANGAR
	T.J.maxx		Jersey Mike's Subs
	OLD NAVY		STARBUCKS
	IN-N-OUT BURGER		California FISH GRILL CASUAL KITCHEN
	HANDEL'S HOMEMADE ICE CREAM SINCE 1945		Hampton INN
	LBX		COURTYARD BY MARRIOTT
	WHOLE FOODS MARKET		Walmart
	ULTA BEAUTY		KOHL'S

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LONG BEACH, CA 90712

**±42,510 SF FREESTANDING MANUFACTURING/FLEX BUILDING
FOR SALE/LEASE**

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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES