

±42,510 SF FOR SALE / LEASE

3940 PIXIE AVE LONG BEACH, CA 90712

\$0.75 / SF FOR THE FIRST 6 MONTHS



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COMMERCIAL REAL ESTATE SERVICES

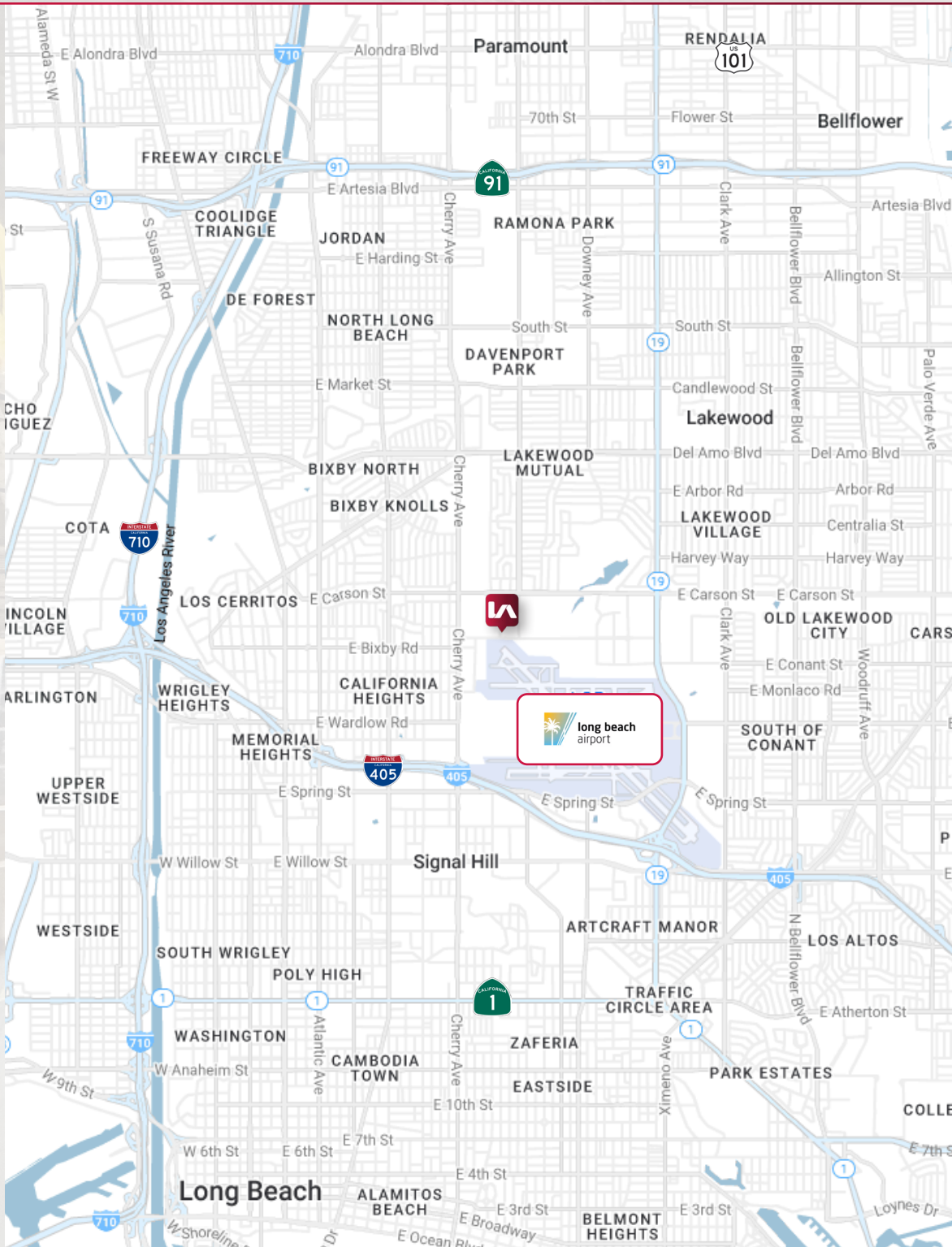
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PROPERTY DETAILS

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

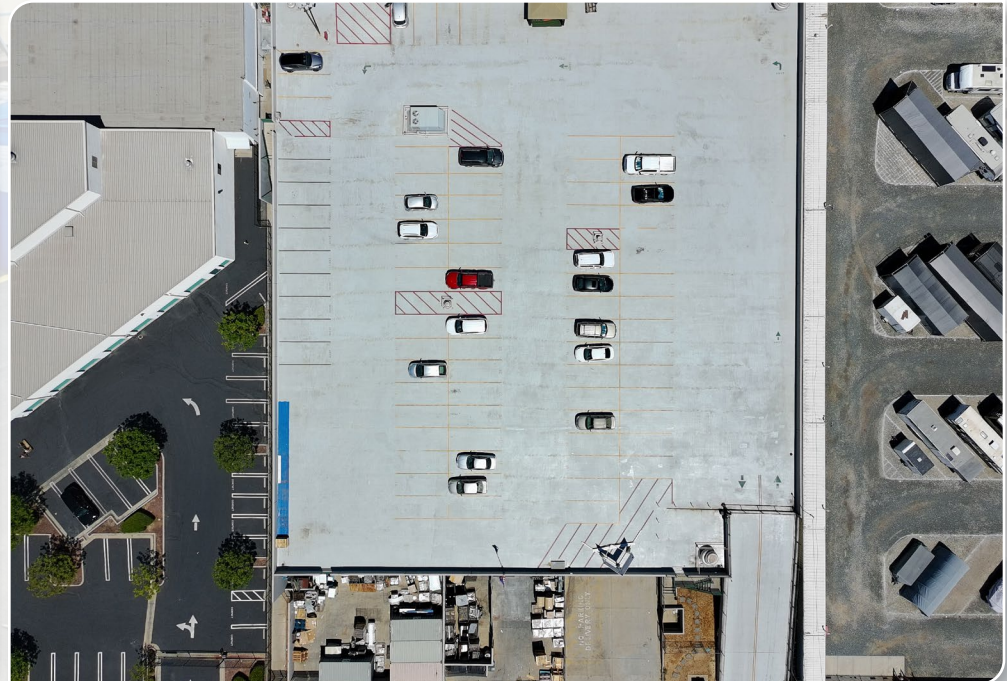


LAM2 Zoning
Rooftop Parking: ±80 Spaces

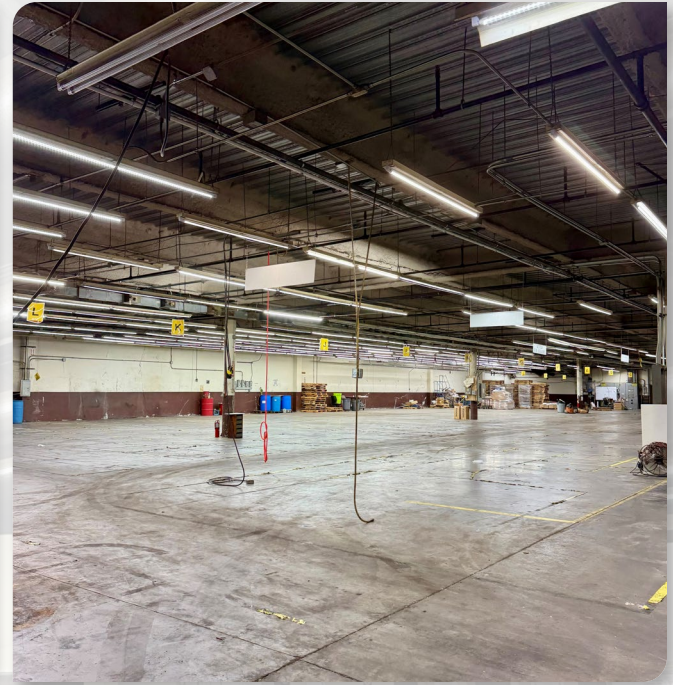


Adjacent to the LB Airport & 263-Acre Master Planned Douglas Park Development

PROPERTY PHOTOS

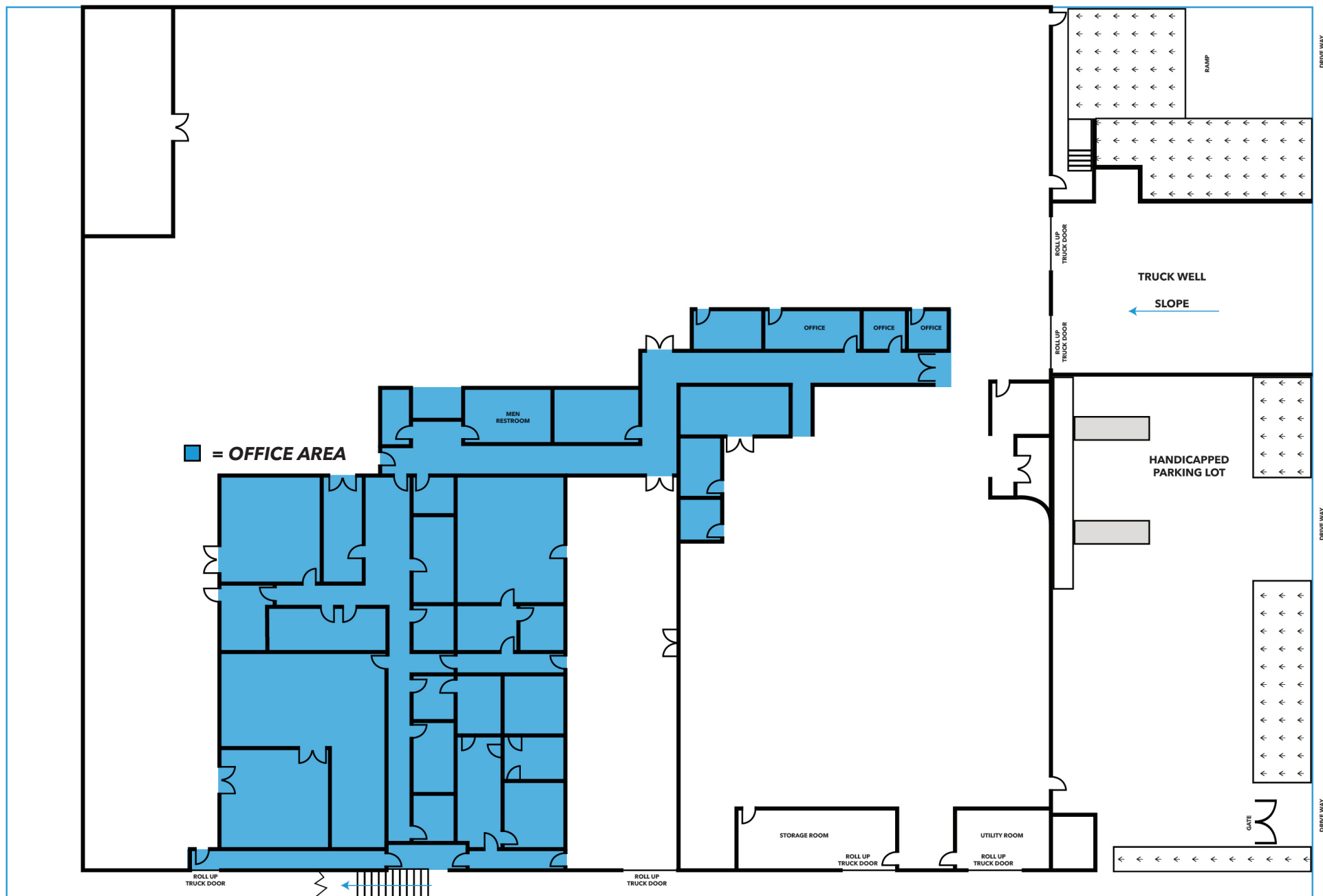


PROPERTY PHOTOS



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 | ROCKETLAB |
| 4 | SHIMADZU | 12 | MORF3D
AEROSPACE |
| 5 | UNIVERSAL
TECHNICAL
INSTITUTE | 13 | JVCKENWOOD |
| 6 | Turbo air
REFRIGERATOR MANUFACTURER | 14 | LONG BEACH
HEALTH & HUMAN SERVICES |
| 7 | ROCKETLAB | 15 | METRO PORTS |
| 8 | United Pacific | 16 | Ford |

NEARBY AMENITIES

- | | | | |
|---|---|---|---|
| 9 | rack | 9 | THE HANGAR |
| 9 | T.J. maxx | 9 | Jersey Mike's Subs |
| 9 | OLD NAVY | 9 | STARBUCKS |
| 9 | IN-N-OUT
BURGER | 9 | California
FISH GRILL
CASUAL STEAKHOUSE |
| 9 | HANGEL'S
HOMEMADE ICE CREAM SINCE 1945 | 9 | Hampton
Inn |
| 9 | LBX | 9 | COURTYARD®
BY MARRIOTT |
| 9 | WHOLE FOODS
MARKET | 9 | Walmart |
| 9 | ULTA
BEAUTY | 9 | KOHL'S |



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