

±42,510 SF FOR SALE / LEASE

3940 PIXIE AVE LONG BEACH, CA 90712



Maximillian Robles

Senior Associate | DRE LIC 02057317

e mrobles@leelalb.com

p 562.354.2531

Ryan Endres

Principal | DRE LIC 01901652

e rendres@leelalb.com

p 562.972.3479




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PROPERTY DETAILS



Freestanding Manufacturing / Flex Building



3 GL Doors; 3 DH Positions



Corporate Neighbors, Outstanding Amenities Nearby



11'4" - 12'5" Clear Height



Sprinklered and $\pm 8,600$ SF Office Space



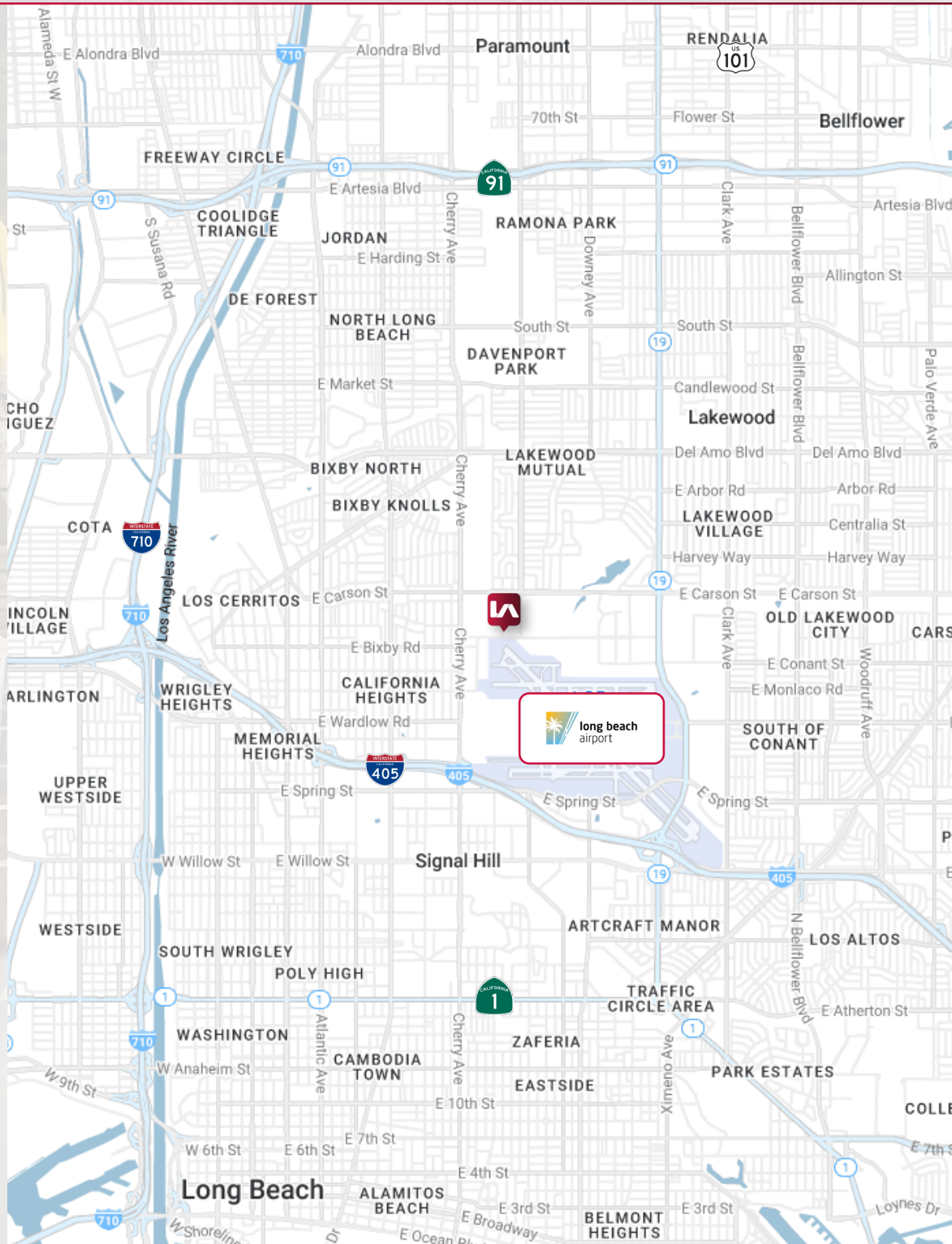
Heavy Power: 3000a, 480/277v



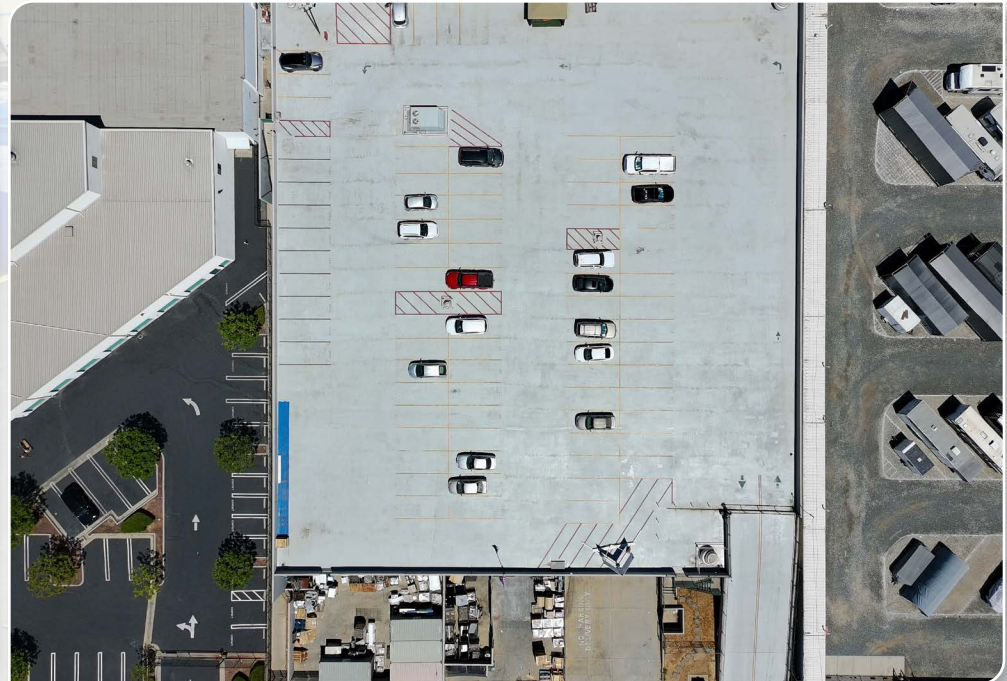
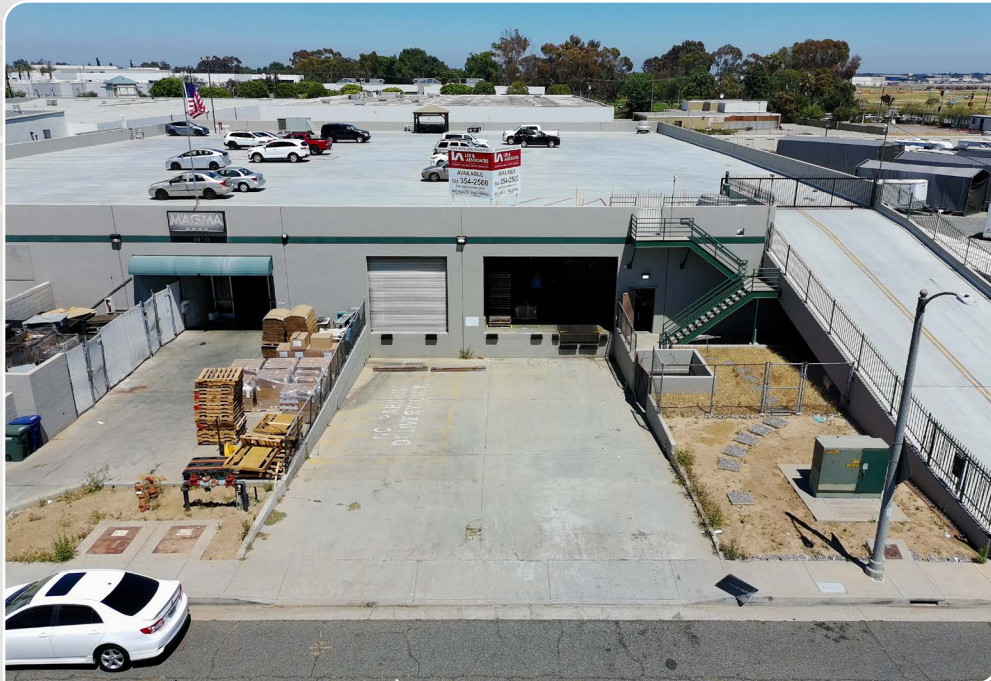
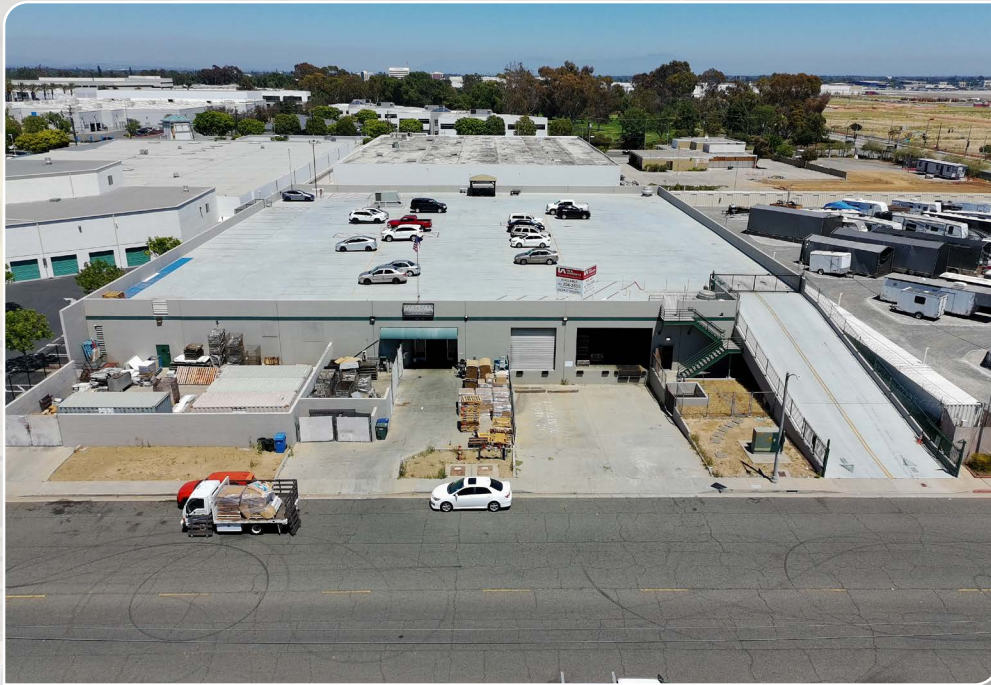
LAM2 Zoning
Rooftop Parking: ± 80 Spaces



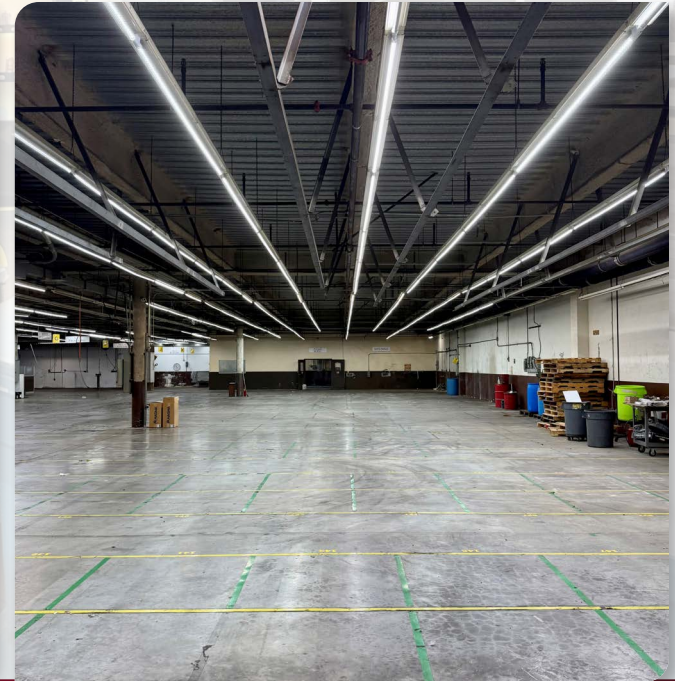
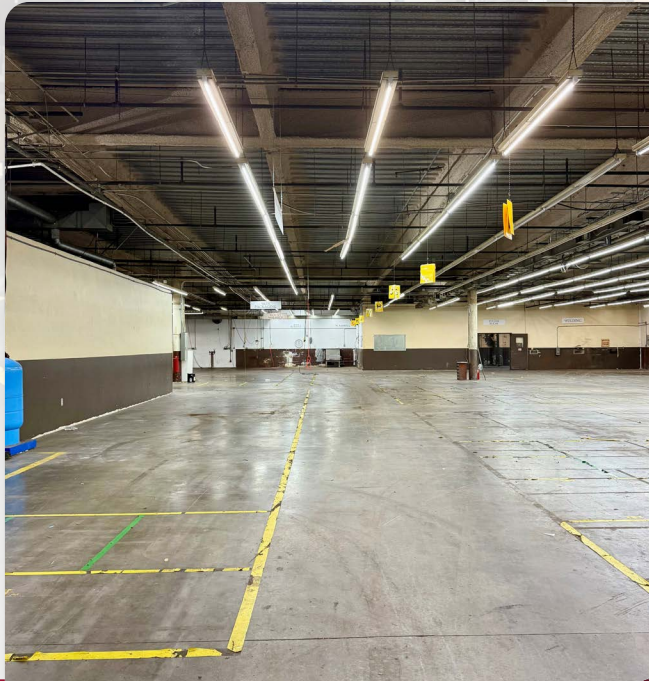
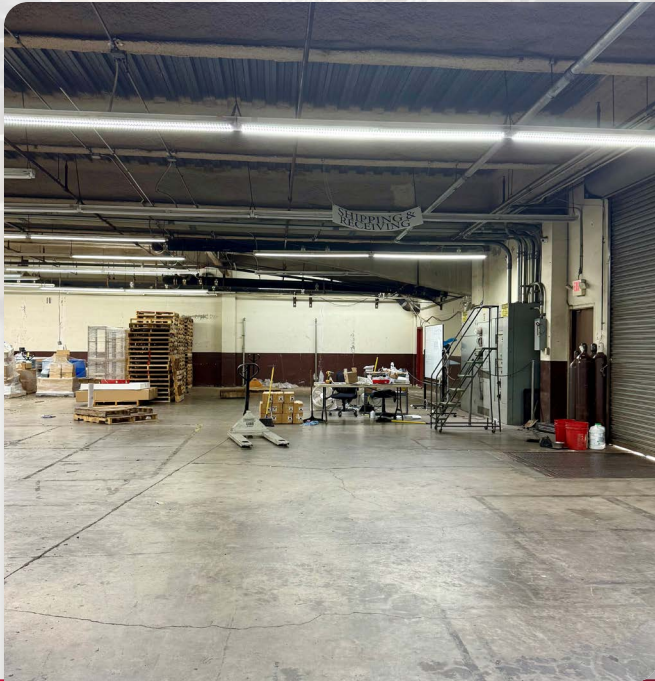
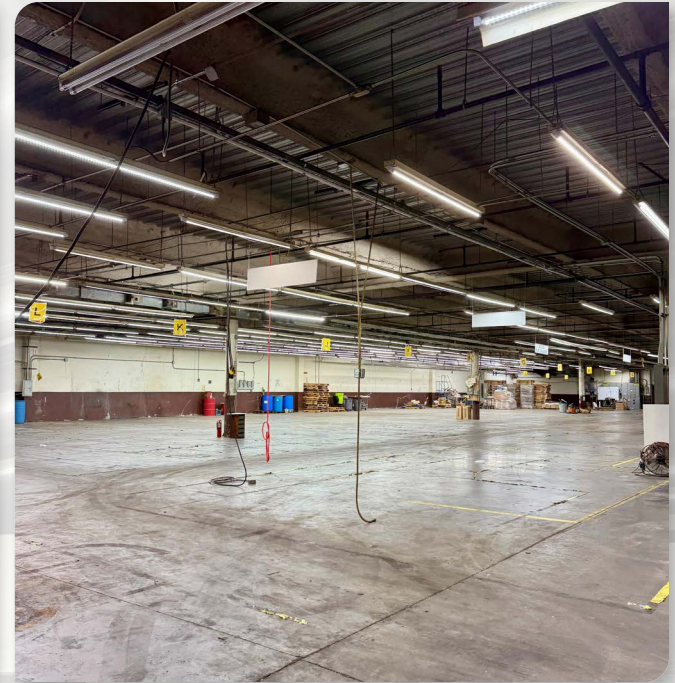
Adjacent to the LB Airport & 263-Acre Master Planned Douglas Park Development



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

- | | |
|---|---|
| rack | THE HANGAR |
| TJ-maxx | Jersey Mike's Subs |
| OLD NAVY | STARBUCKS |
| IN-N-OUT
BURGER | California
FISH GRILL
CASUAL STEAKHOUSE |
| HANGEL'S
HOMEMADE ICE CREAM SINCE 1945 | Hampton
Inn |
| LBX | COURTYARD
BY MARRIOTT |
| WHOLE FOODS
MARKET | Walmart |
| ULTA
BEAUTY | KOHL'S |



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