

±42,510 SF FOR SALE / LEASE

3940 PIXIE AVE LONG BEACH, CA 90712



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ASSOCIATES**
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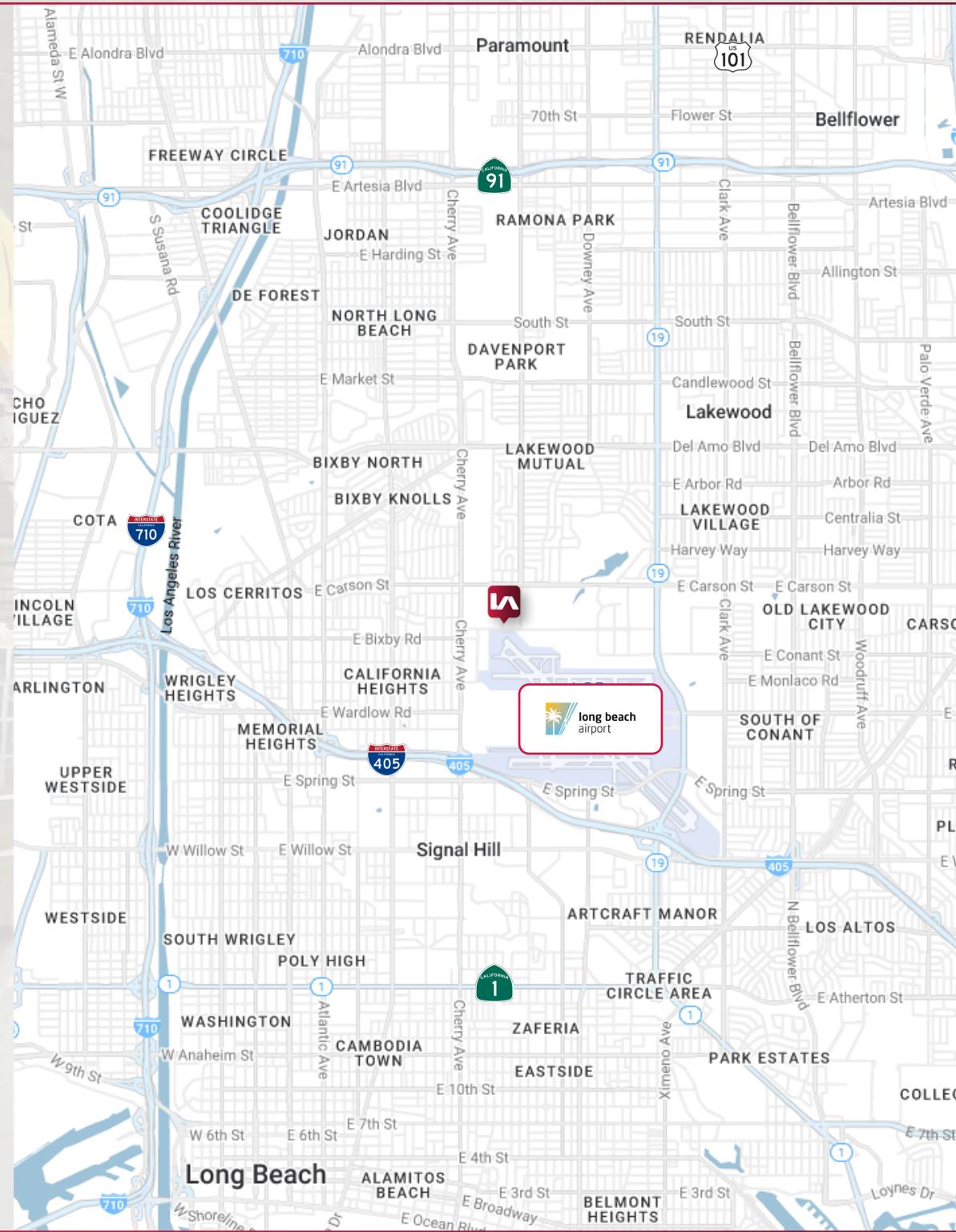
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PROPERTY DETAILS



Freestanding Manufacturing / Flex Building



3 GL Doors; 3 DH Positions



Corporate Neighbors, Outstanding Amenities Nearby



11'4" - 12'5" Clear Height



Sprinklered and ±8,600 SF Office Space



Heavy Power: 3000a, 480/277v

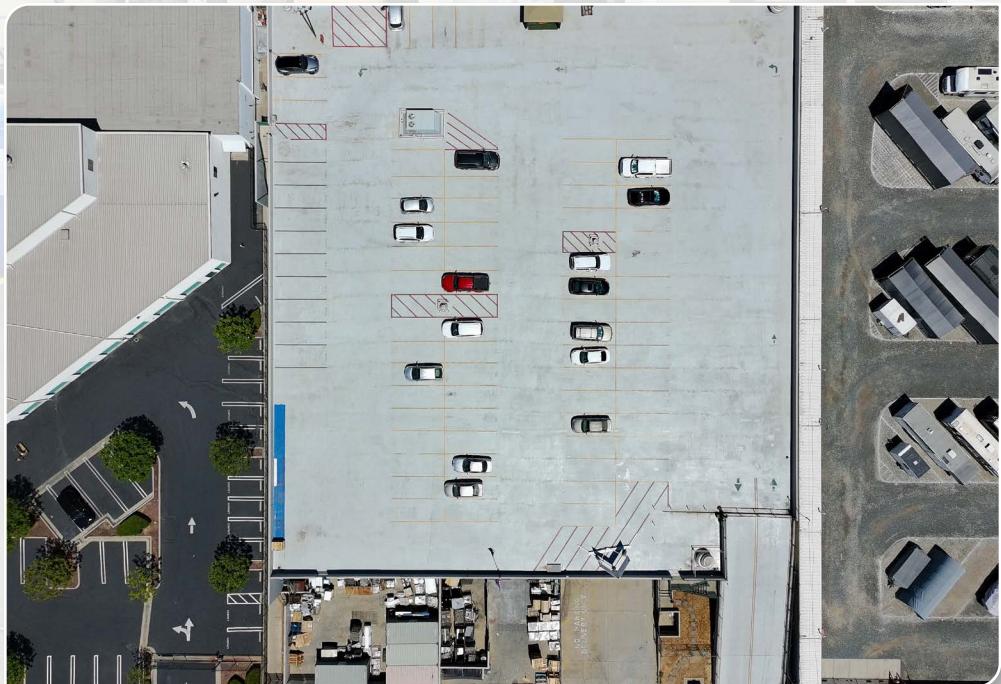
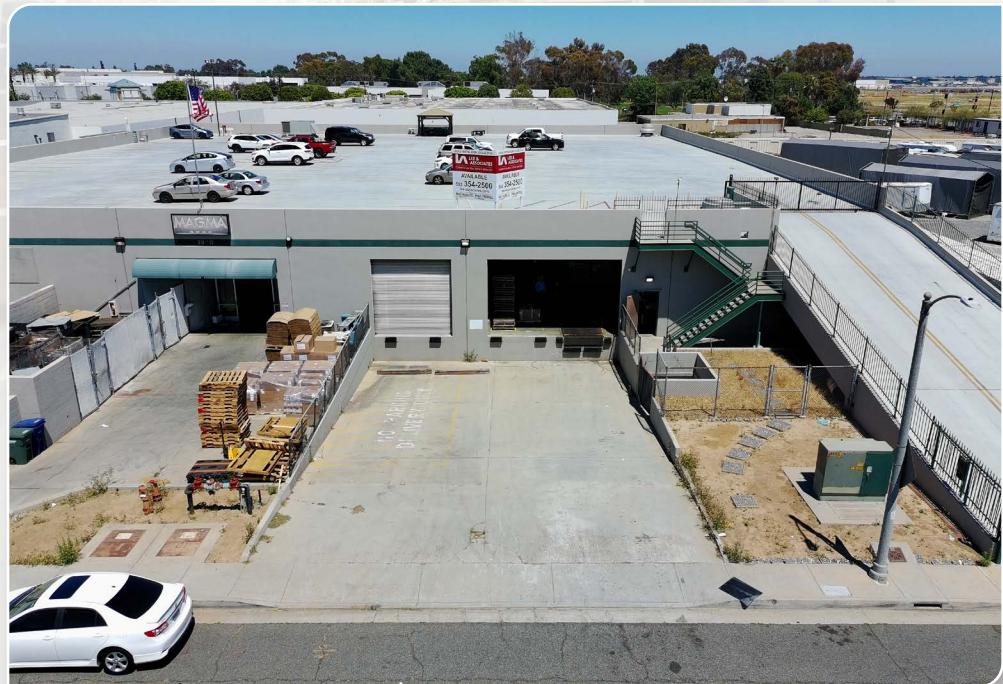
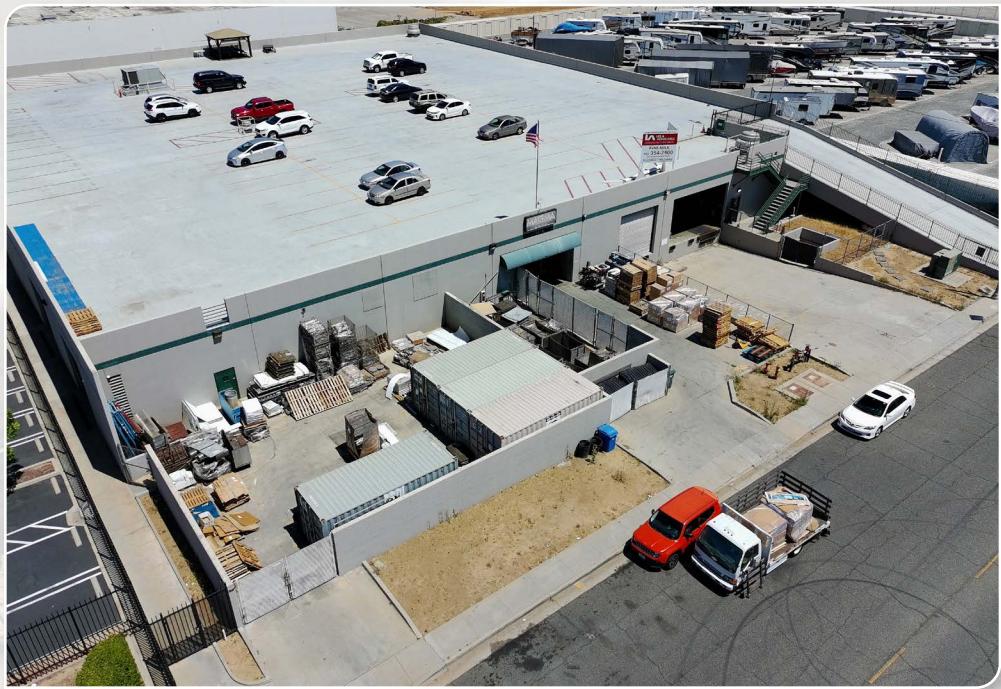
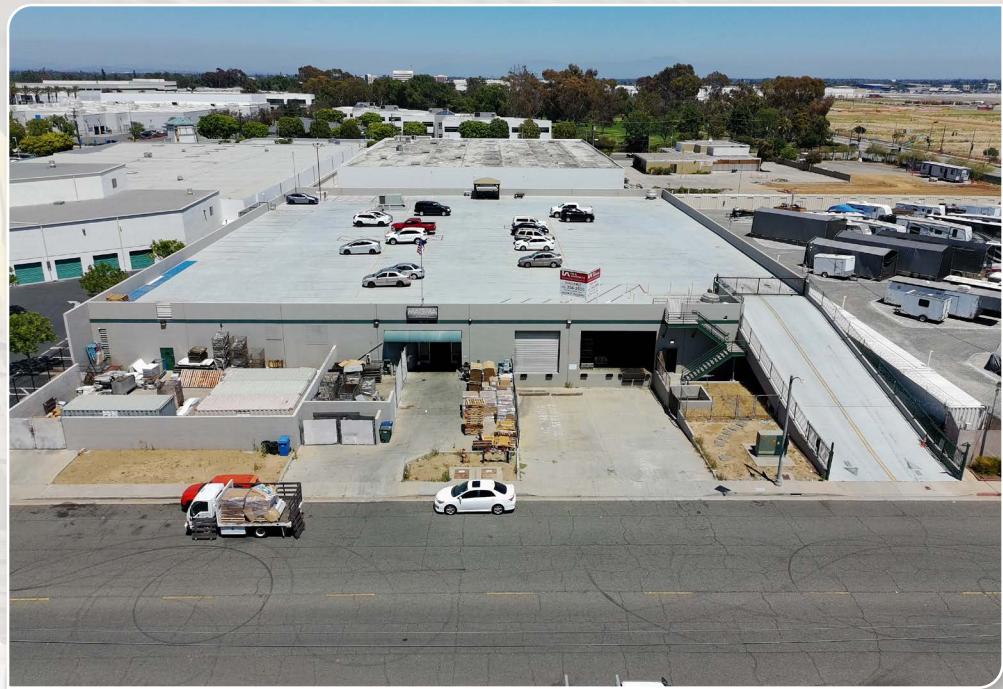


LAM2 Zoning
Rooftop Parking: ±80 Spaces

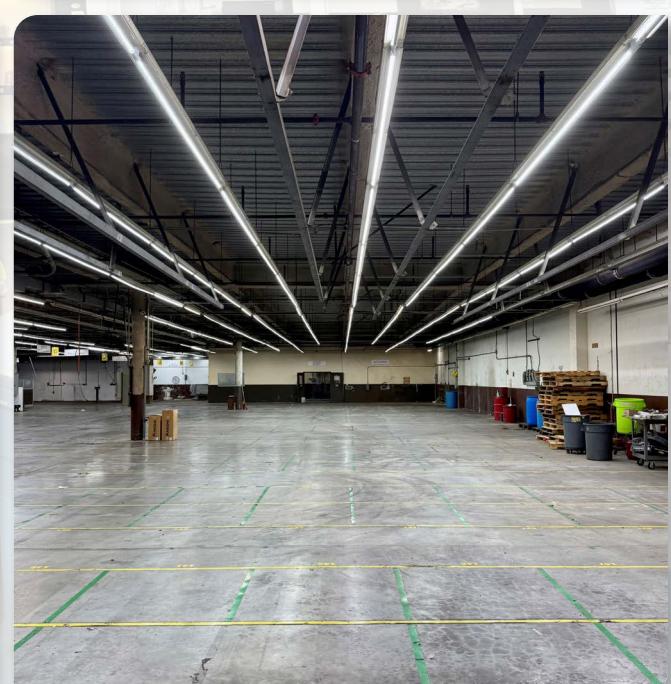
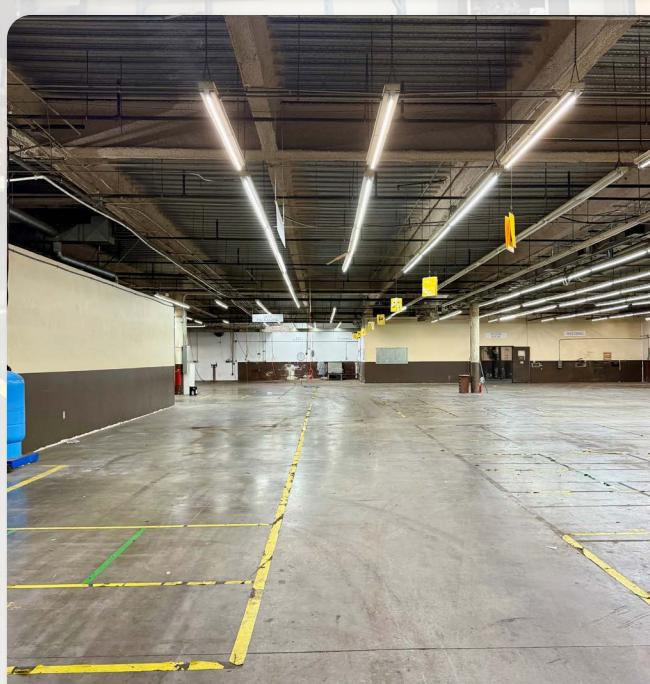
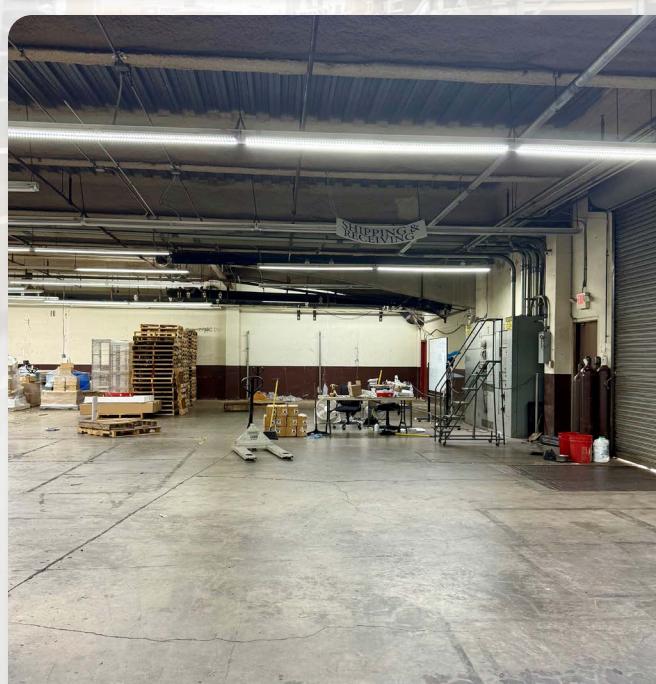
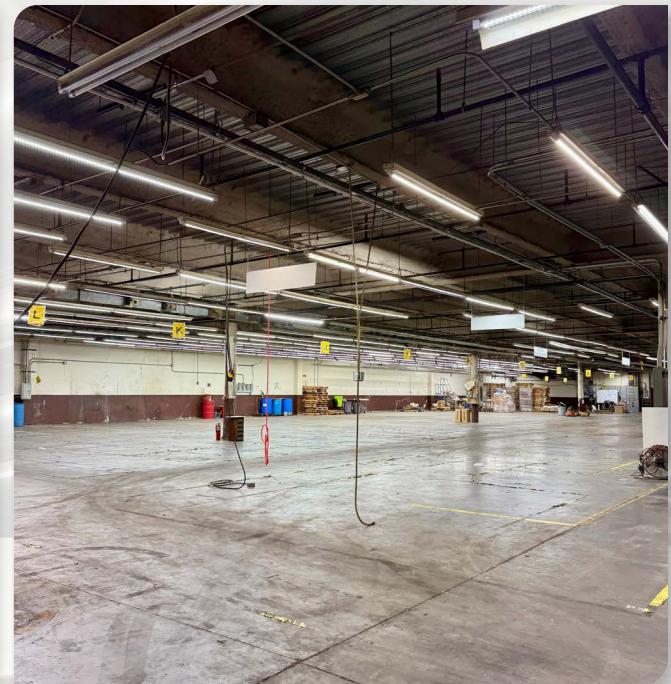


Adjacent to the LB Airport & 263-Acre Master Planned Douglas Park Development

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

	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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