

Long Beach Industrial Building Available for Sublease



4600 Conant Street - Bldg. 10, Long Beach, CA 90808



Building Profile

25,000 -109,821 SF
TOTAL SF AVAILABLE

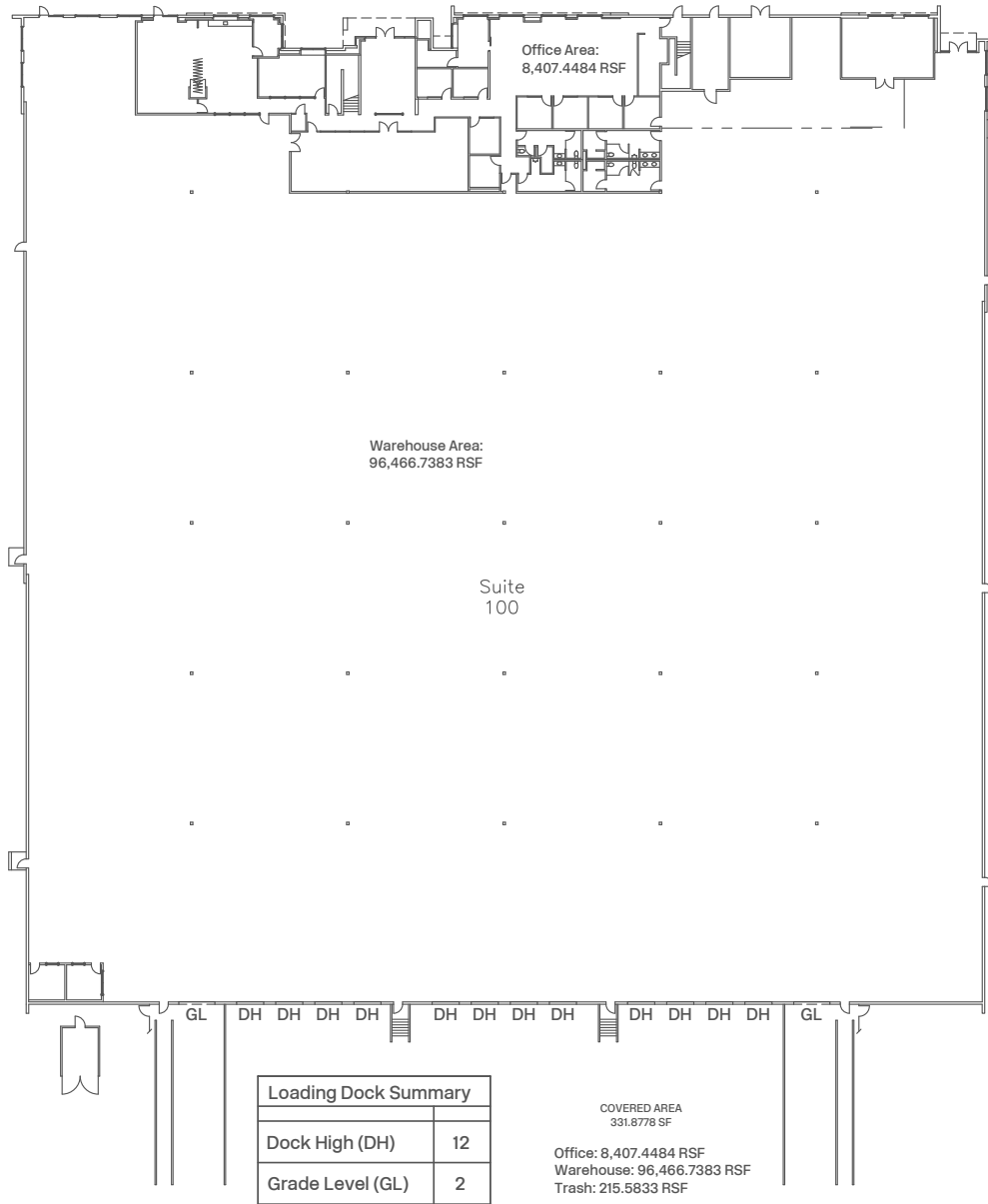
Withheld
ASKING LEASE RATE PER SF

90-120 Days
AVAILABILITY

Thru 10/31/2027
TERM

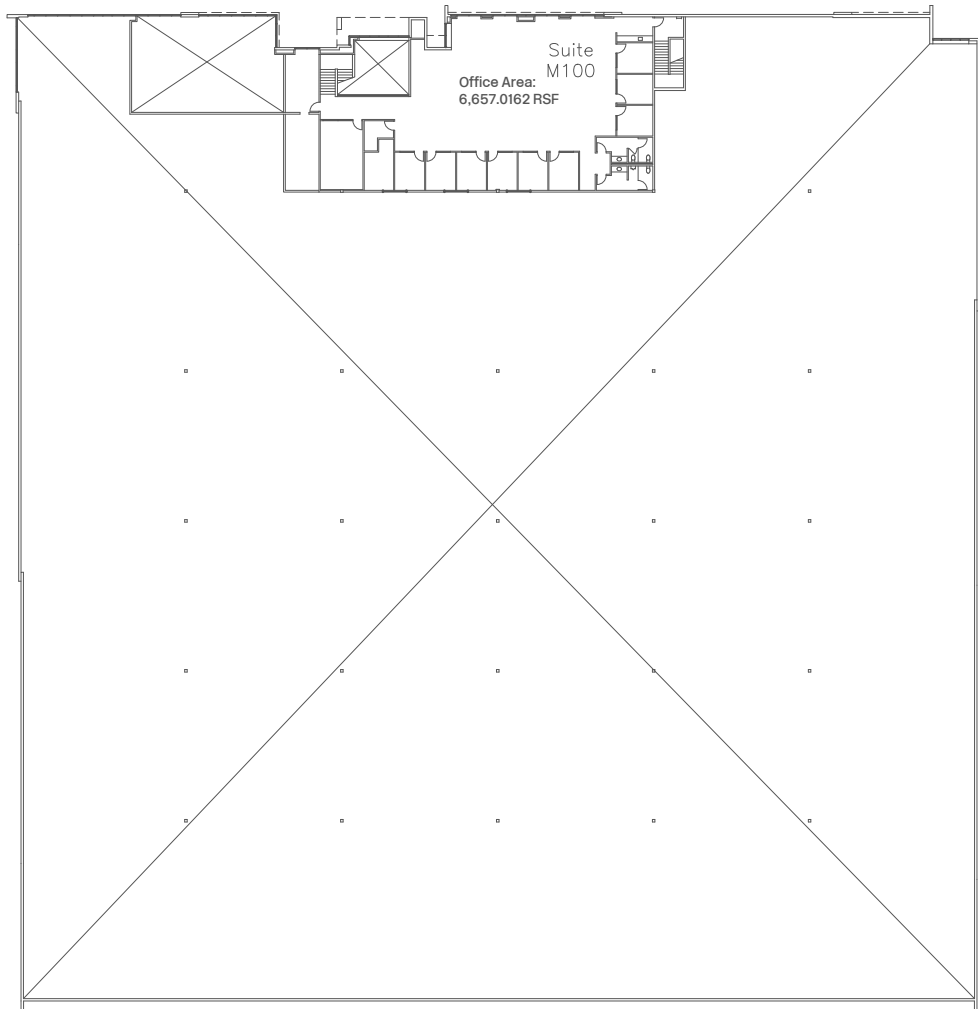
KEY HIGHLIGHTS

- Located within a 263-acre master-planned development
- Central location serving both Los Angeles and Orange County
- Immediate access to the I-405 Freeway
- Adjacent to High-End Retail/Hotel Development
- Contiguous to Long Beach Airport
- Minutes from the Port of Long Beach
- Please call to schedule a tour



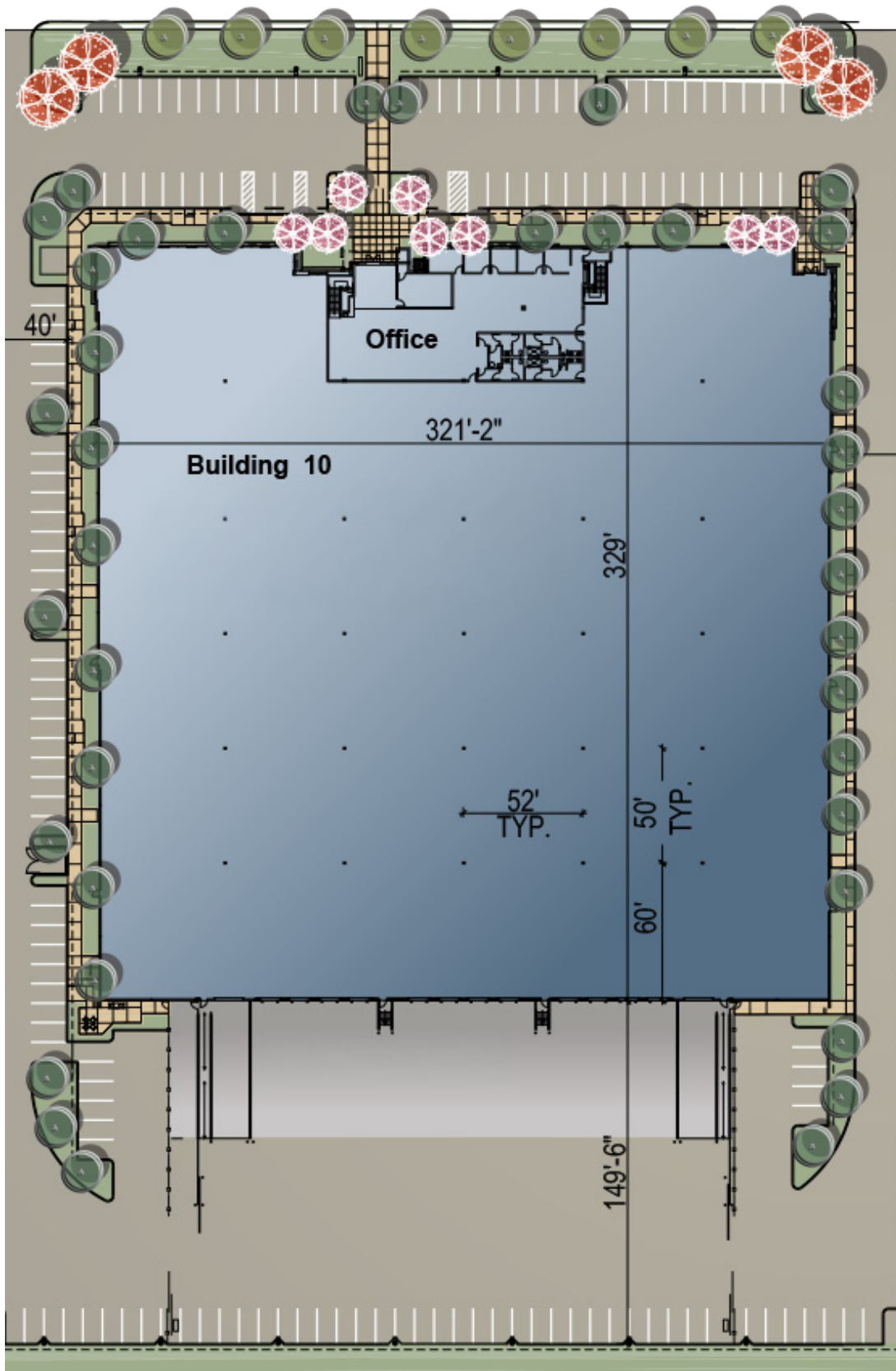
BUILDING FEATURES

- State-of-the-Art Construction
- Separate warehouse office
- 32' Clearance Height
- 12 Dock-High Doors
- 2 Ground-Level Ramps
- 2 Truck Wells
- 3p 4w Power
- ESFR Sprinkler System
- ±7.01 Acre lot (305,356 SF)
- Racking available
- 152 Parking Stalls
- Strong credit sublessor

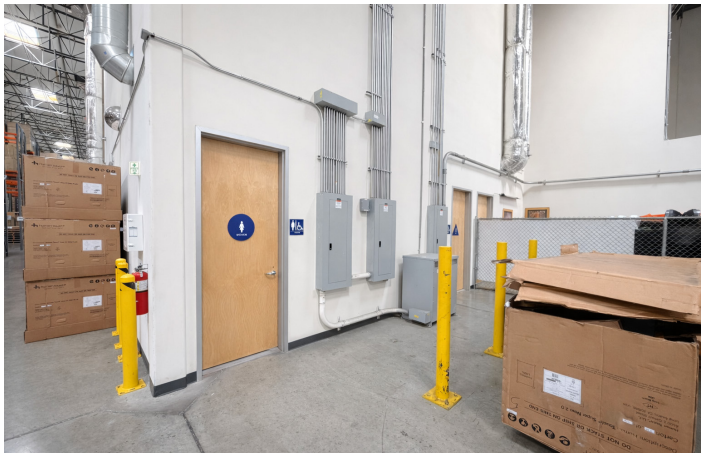


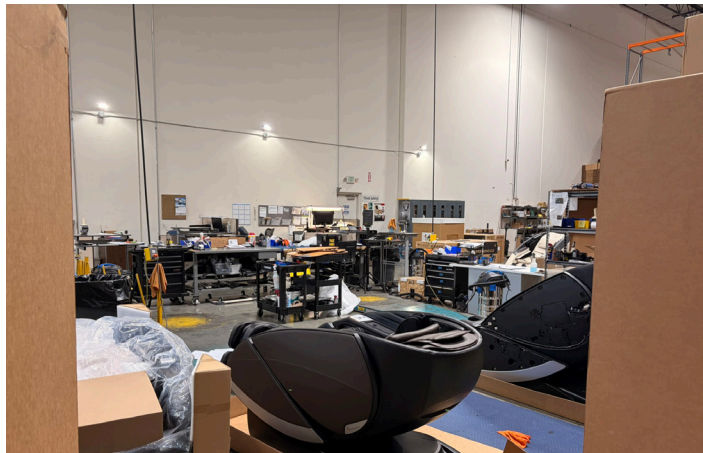
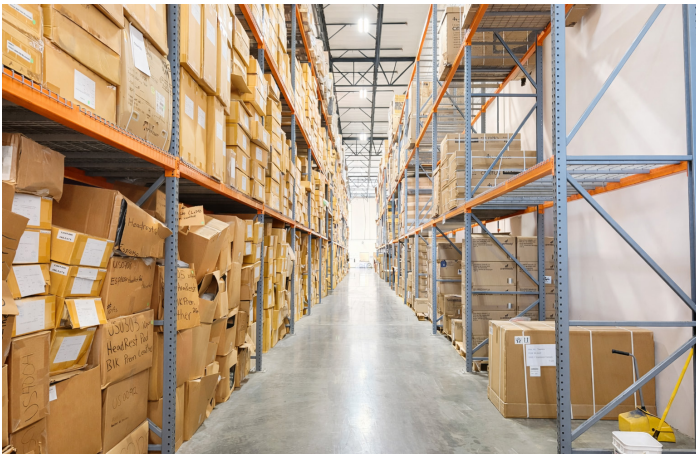
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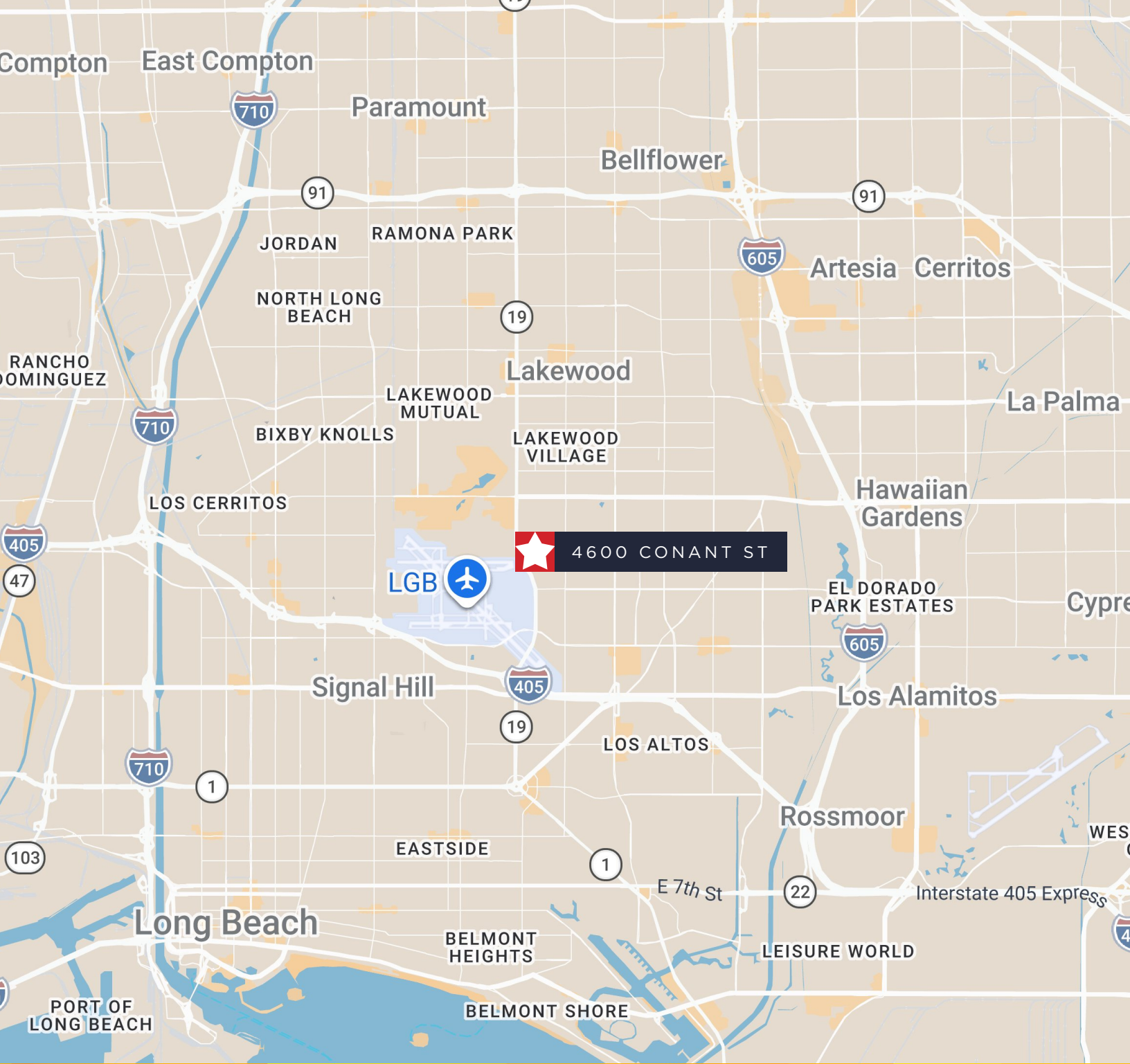
- Office Area: 6,657 RSF
- 11 private offices
- Open work area











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