

PACIFIC POINTE WEST

@ DOUGLAS PARK

LONG BEACH & LAKEWOOD, CALIFORNIA

Available For Lease | Phase I

895,760 SF | 8 Buildings | Grading Complete

BUILDING SIZES RANGE FROM 38,481 SF TO 152,508 SF

BUILDINGS 22 & 23 PRE-LEASED



NEWMARK



SARES REGIS GROUP

*State-of-the-art industrial buildings
in prestigious South Bay location,
adjacent to Long Beach Airport*

PACIFIC POINTE WEST

@ DOUGLAS PARK

Phase 1

- High-image industrial buildings with above-standard corporate office finishes
- True dock high loading
- 100% concrete truck courts
- Ample trailer and auto parking
- Adjacent to Long Beach Airport; immediate freeway access
- Excellent access to Long Beach and Los Angeles Ports
- Abundant retail amenities in immediate vicinity



- Delivered & Leased
- Fully Permitted/
Grading Complete

	3415 CONANT ST BUILDING 18	3480 COVER ST BUILDING 19	3435 CONANT ST BUILDING 20	3715 STINEMAN BUILDING 21	3590 COVER ST BUILDING 22	3555 CONANT ST BUILDING 23	3470 CONANT ST BUILDING 24	3550 CONANT ST BUILDING 25
AVAILABLE SF	94,695	38,481	82,100	101,472	150,051	112,964	152,508	142,150
OFFICE SF (2-STORY)	13,143	9,097	13,161	13,143			12,955	12,907
DOCK-HIGH POSITIONS	9	5	12	14			25	23
GRADE-LEVEL LOADING DOORS	1	1	1	2			2	2
CLEAR HEIGHT	32'	32'	32'	32'			32'	32'
PARKING SPACES	149	135	207	186			315	296
SPRINKLERS	ESFR	ESFR	ESFR	ESFR			ESFR	ESFR
TRUCK COURTS	135'	135'	130'	135'			135'	135'
POWER CAPACITY	4,000 Amps	4,000 Amps	4,000 Amps	4,000 Amps			4,000 Amps	4,000 Amps

LEASED

LEASED

Catalina Island

Pacific Ocean

LB/LA Ports

Downtown Long Beach

Lakewood Blvd

Cherry Avenue



Long Beach Airport

Phase I
8 Buildings
895,760 SF

Phase II
(TBD)

**PACIFIC
POINTE
WEST**
@ DOUGLAS PARK

Conant St

Cover St

McGowen St

Carson St

Cover Street

Paramount Blvd

Lakewood Blvd

PACIFIC POINTE WEST

@ DOUGLAS PARK

PHASE II

20.66 ACRES
(SITE PLANNING
IN PROGRESS)

PHASE I



Phase I - 8 Buildings Totaling 895,760 SF

BUILDING 18 3415 CONANT ST	BUILDING 19 3480 COVER ST	BUILDING 20 3435 CONANT ST	BUILDING 21 3715 STINEMAN	BUILDING 22 3590 COVER ST	3555 CONANT ST BUILDING 23	BUILDING 24 3470 CONANT ST	BUILDING 25 3550 CONANT ST
94,695	38,481	82,100	101,472	LEASED	LEASED	152,508	142,150

DOUGLAS PARK

Master-planned by



SARES REGIS GROUP

20.66 ACRES
(SITE PLANNING
IN PROGRESS)

PHASE II

PHASE I

PACIFIC
POINTE
WEST
@ DOUGLAS PARK

PACIFIC POINTE WEST represents the final phase of the approximately 200 acre mixed-use Douglas Park business park, totaling 3.6 million square feet of finished product which has been master-planned and developed by Sares Regis Group over the past ten (10) years. PACIFIC POINTE WEST offers the rare opportunity to lease brand-new, state-of-the-art industrial buildings adjacent to the Long Beach Airport, with excellent access to the Long Beach & Los Angeles Ports and the Greater Los Angeles Basin.

CORPORATE NEIGHBORS

1  Mercedes-Benz

2  BOEING

3 simplehuman

4  SHIMADZU

5  UNIVERSAL TECHNICAL INSTITUTE

6  *Turbo air*
REFRIGERATOR MANUFACTURER

7  ROCKETLAB

8  United Pacific

9  RUBBERCRAFT

10  FoodPharma™
Functional Food Manufacturing

11  ROCKETLAB

12  MORF3D
AEROSPACE

13 JVCKENWOOD

14  LONG BEACH
HEALTH & HUMAN SERVICES

15  METRO PORTS

16 Relativity

17 

18 



**PACIFIC
POINTE
WEST**
@ DOUGLAS PARK

17
18

Phase I
8 Buildings
895,760 SF

Phase II
(TBD)

LOCAL AMENITIES





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SARES REGIS GROUP

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