

Available SF 41,478 SF

Industrial For Lease

Building Size 41,478 SF



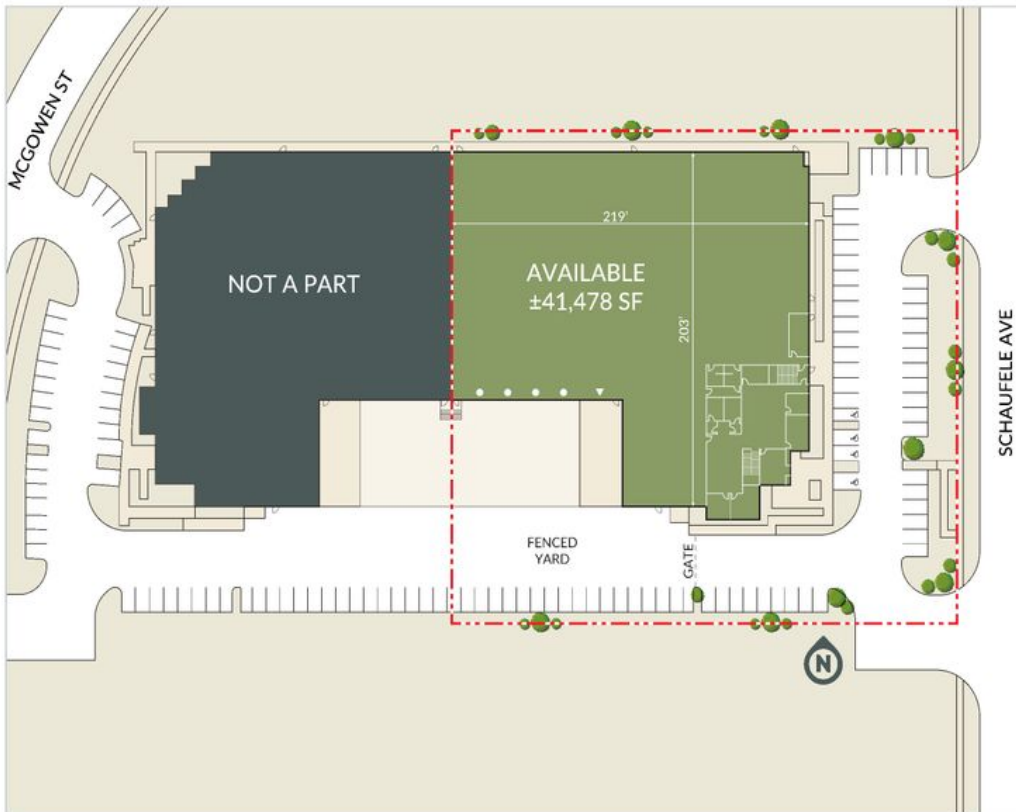
**Property Name:** Pacific Pointe North at Douglas Park  
**Address:** 3851 Schauffele Ave, Long Beach, CA 90808  
**Cross Streets:** Schauffele Ave/Cover St

Master Planned Business Park - LEED Silver Building  
 Close Proximity to the Ports of Los Angeles and Long Beach  
 Excellent Access to the 405 Freeway  
 Secured, Fenced Yard  
 Narrow Aisle Racking in Air Conditioned Warehouse

<b>Lease Rate/Mo:</b>	\$82,956	<b>Sprinklered:</b>	ESFR	<b>Office SF / #:</b>	7,075 SF / 9
<b>Lease Rate/SF:</b>	\$2.00	<b>Clear Height:</b>	30'	<b>Restrooms:</b>	4
<b>Lease Type:</b>	NNN / Op. Ex: \$0.29	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	41,478 SF	<b>DH Doors/Dim:</b>	4	<b>Finished Ofc Mezz:</b>	3,376 SF
<b>Minimum SF:</b>	41,478 SF	<b>A: 800 V: 480/277 O: 3 W: 4</b>		<b>Include In Available:</b>	Yes
<b>Prop Lot Size:</b>	2.01 Ac / 87,520 SF	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 2012	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	Yes	<b>Possession:</b>	06/01/2026
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 64 / Ratio: 1.5:1</b>		<b>Vacant:</b>	No
<b>Taxes:</b>	\$96,258 / 2025	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced / Paved	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Long Beach/Harbor Cities
<b>Zoning:</b>	LBPPD1			<b>APN#:</b>	7149-017-049
<b>Listing Company:</b>	CBRE - El Segundo				
<b>Agents:</b>	<a href="mailto:gregory.walsh@cbre.com">Gregory Walsh 310-363-4925</a> , <a href="mailto:greg.dyer@cbre.com">Greg Dyer 310-363-4953</a>				
<b>Listing #:</b>	44303425	<b>Listing Date:</b>	02/09/2026	<b>FTCF:</b>	CB250N000S000
<b>Notes:</b>	1,862 pallet positions via narrow aisle racking. Food Processing Approved Facility. Air-conditioned whse areas w/ ambient temperature 68-72 degrees. Lessee to verify all specifications.				

**3851 Schauffele Ave**  
Long Beach, CA 90808

**41,478 SF Available For Lease**



## Contact Us

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