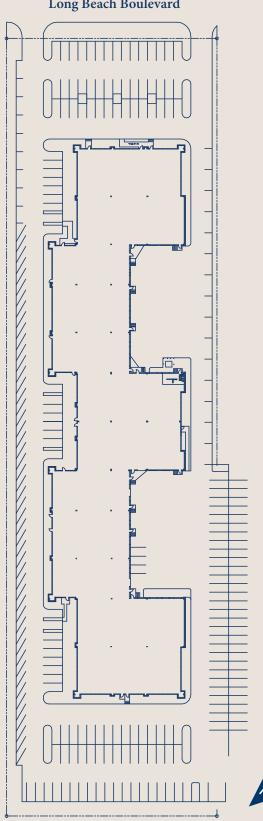


## Long Beach Boulevard



## **Specifications:**

**Zoning:** Light industrial

**Size:** 55,500 sf

Sprinklers: 100% wet system

**Utilities**: City water and sewer

Electrical: 2,000 amps/208v/3ph

HVAC: Full HVAC in office with

gas-fired heat

Clear Height: 15' open areas

9'4" office areas

Column Spacing: 50'x 40'

Floor Load: Concrete slab; 300 lbs/sf

**Truck Access**: Loading docks

Parking: 3.3 per 1,000

Access: Exit 30 off I-95

## 300 LONG BEACH **BOULEVARD**

A highly efficient, high-tech, single-story facility easily subdivided for multi-tenant use.



For leasing information, please contact: James R. Caissy, President 203-375-2322 jcaissy@stratforddevelopment.com