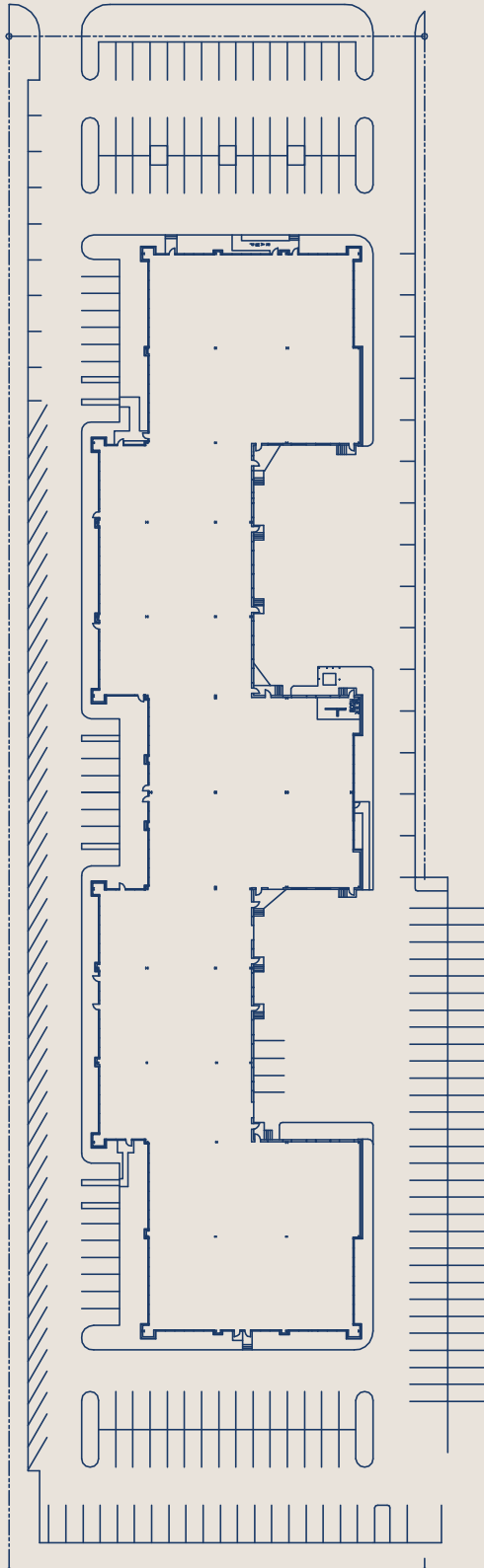


Long Beach Boulevard



**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

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

