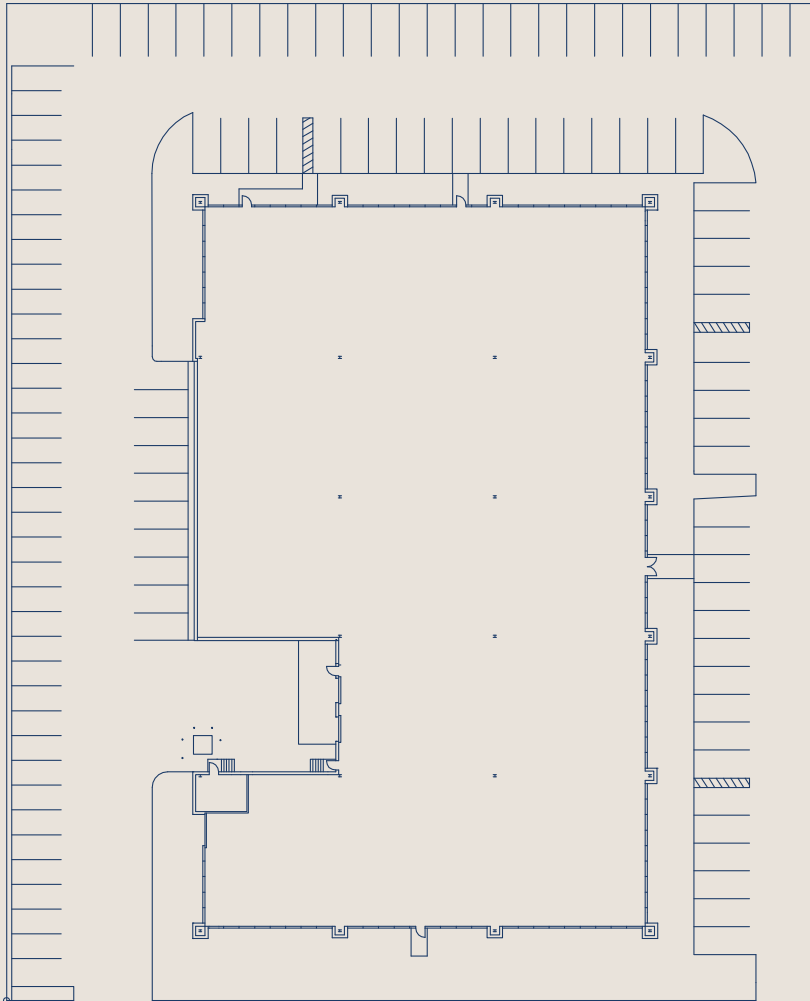


*A highly efficient,
high-tech, single-story
facility easily subdivided
for multi-tenant use.*



Long Beach Boulevard



Specifications:

Zoning: Light industrial

Size: 31,700 sf

Sprinklers: 100% wet system

Utilities: City water and sewer

Electrical: 1,600 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

