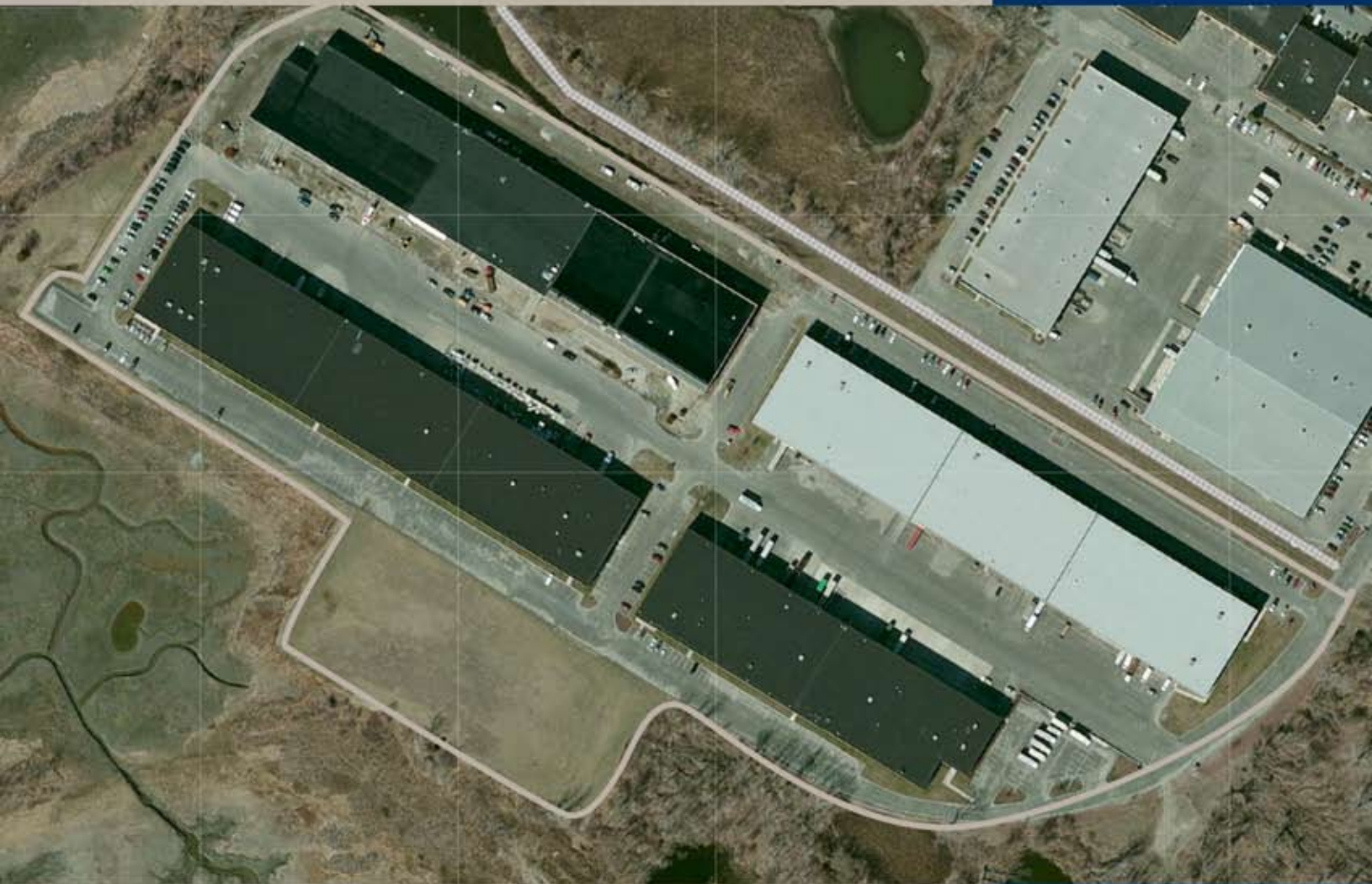


STRATFORD EXECUTIVE PARK

FOR GROWING COMPANIES

WEST CAMPUS



West Campus will support 518,000 sf of development. Its design allows for a variety of uses including flexible, high-tech office and warehouse space. Ground leases and build-to-suit opportunities are available.

WEST CAMPUS

Total Acres: 34

Available Acres: 21

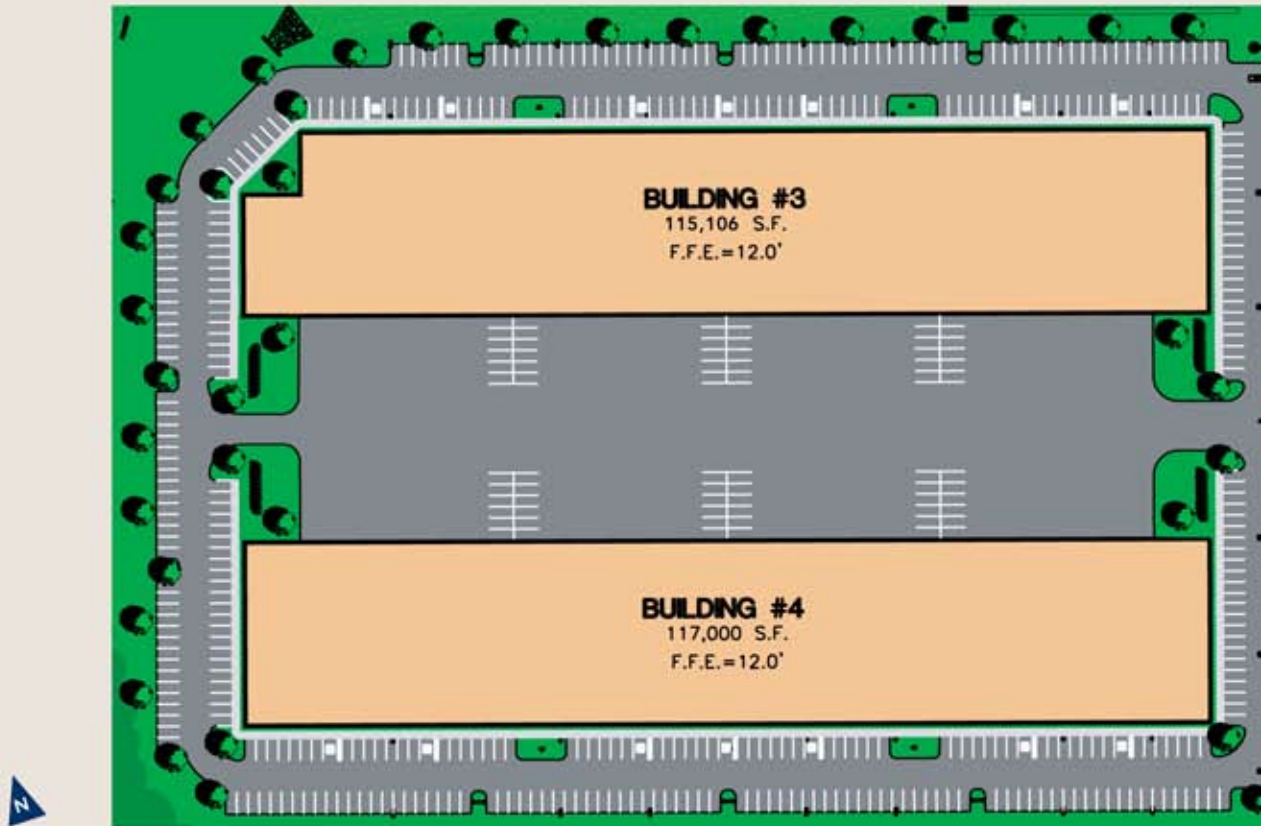
Frontage: 1,000 feet

Zoning: Coastal Industrial (MC)

Topography: Clear and level

Sprinklers: 100% wet system

HVAC: Full HVAC in office
with gas fired heat



BUILDING 3:

550 Long Beach Boulevard

Specifications:

Size: 115,106 sf

Parking: 2 per 1,000

Electrical: 2,000 amps/480&277v/3ph

Clear Height: 10' office areas;
24' warehouse area

Column Spacing: 50' x 40' bay sizes

Floor Load: 6" Concrete slab on grade;
400 lbs/sf

Truck Access: Loading docks

Occupancy:

30-45 days from lease execution

BUILDING 4:

650 Long Beach Boulevard

Specifications:

Size: 117,000 sf

Parking: 2.5 per 1,000

Electrical: 2,000 amps/480&277v/3ph

Clear Height: 10' office areas;
24' warehouse area

Column Spacing: 50' x 40' bay sizes

Floor Load: 6" Concrete slab on grade;
400 lbs/sf

Truck Access: Loading docks

Occupancy:

30-45 days from lease execution

Gas: Yes

Telephone: Yes

Distance to I-95: .8 miles

Electricity: Yes

Fiber Optic Available: Yes

Distance to Major Airport: .5 miles

Water: Public

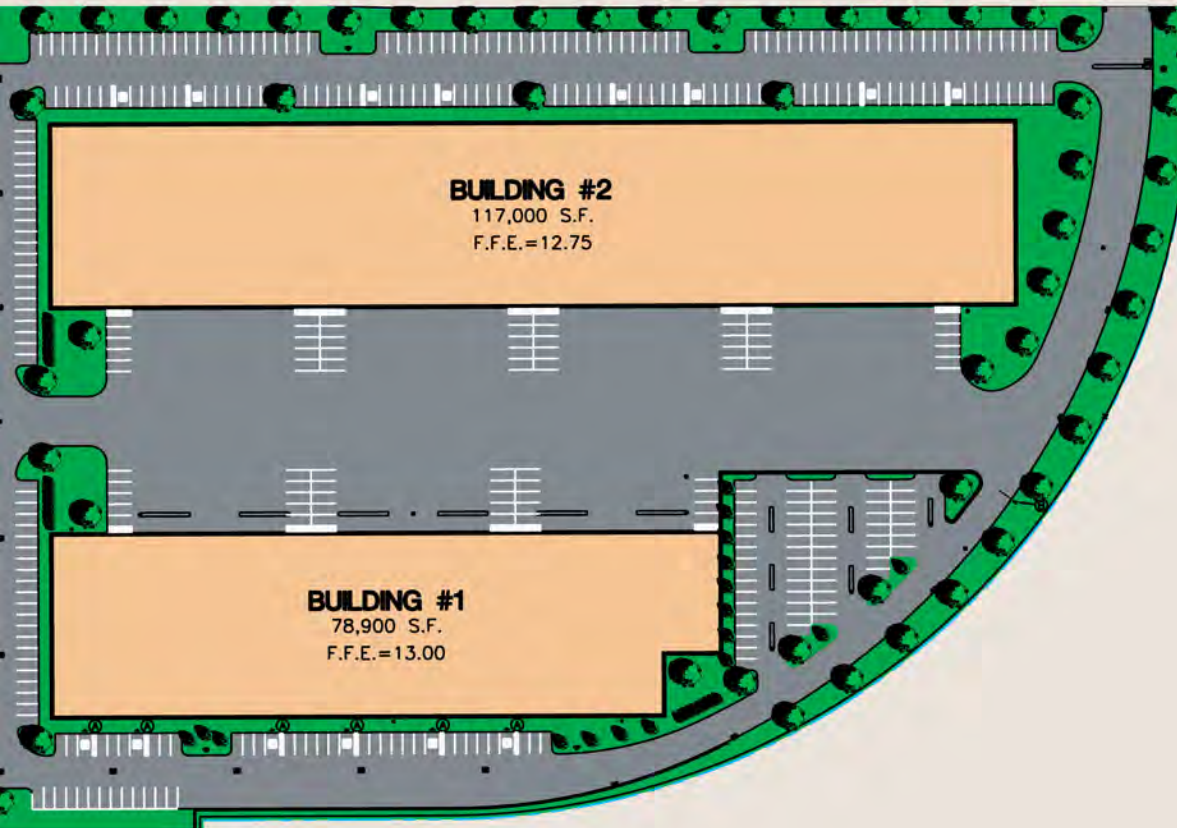
Rail Spur on Site: Yes

Distance to Deep Water Port: 4 miles

Sewer: Public

Distance to Commuter Rail: 2 miles

Site permits: October 1, 1999



BUILDING 2:

500 Long Beach Boulevard

Specifications:

Size: 117,000 sf on 7.2 acres

Parking: 2.5 per 1,000

Electrical: 2,000 amps/480&277v/3ph

Clear Height: 10' office areas;
24' warehouse area

Column Spacing: 50' x 40' bay sizes

Floor Load: 6" Concrete slab on grade;
400 lbs/sf

Truck Access: Loading docks

Occupancy:

30-45 days from lease execution

BUILDING 1:

600 Long Beach Boulevard

Specifications:

Size: 78,900 sf on 5.4 acres

Parking: 2.5 per 1,000

Electrical: 1,400 amps/480&277v/3ph

Clear Height: 10' office areas;
24' warehouse area

Column Spacing: 50' x 40' bay sizes

Floor Load: 6" Concrete slab on grade;
400 lbs/sf

Truck Access: Loading docks

Occupancy:

30-45 days from lease execution