



**Build-to-Suit with Freeway Frontage**  
**425,000 to 500,000 SF**  
**Distribution, Corporate Headquarters**

**South Bay Center**  
**West Long Beach Business Park**  
Long Beach, California

## **SITE FEATURES:**

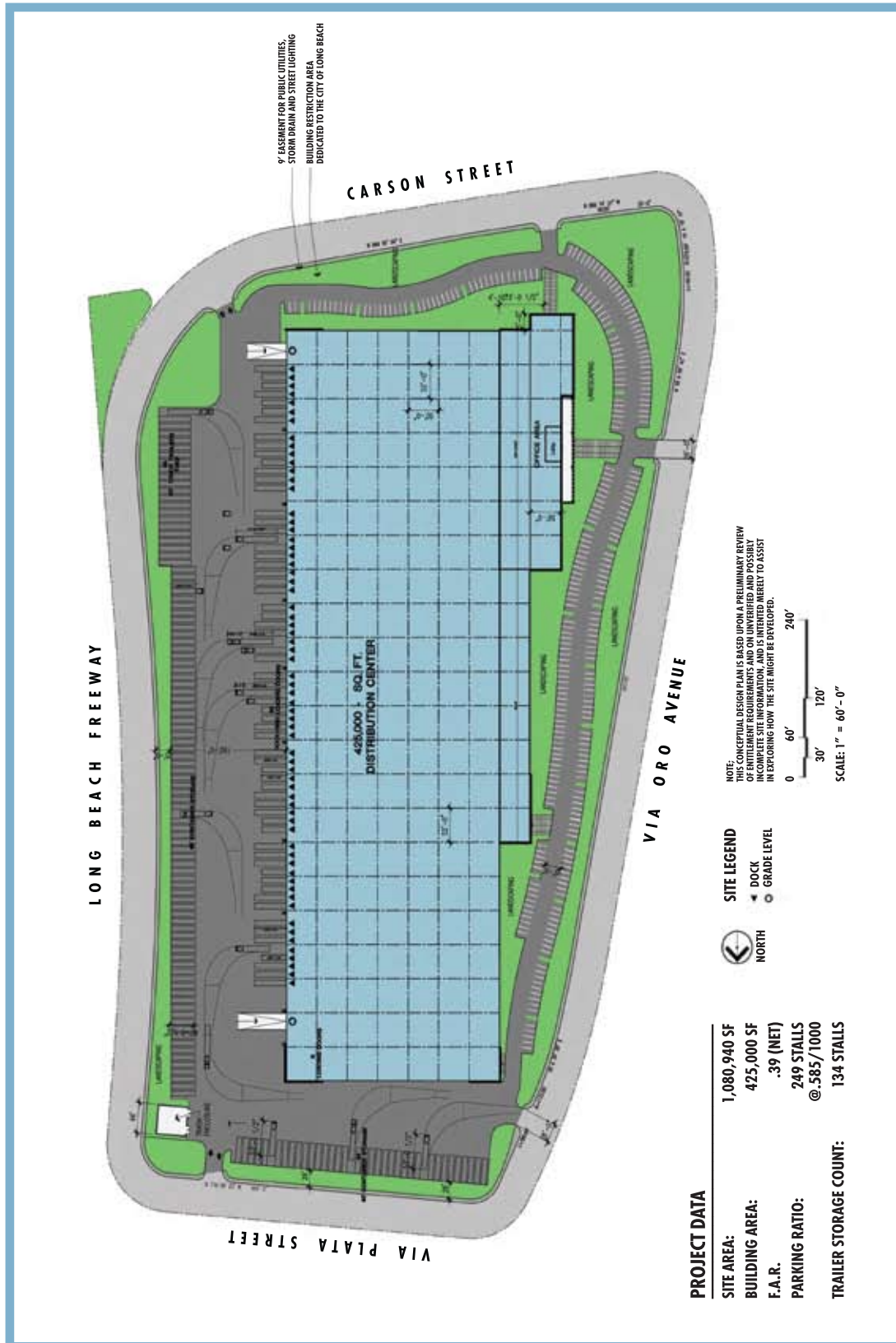
- Will be the premier industrial development in the South Bay
- To be built on the largest available site in the region, 26.9 acres, with unequalled visibility from frontage on the 710 freeway immediately north of the 405 freeway interchange
- The 425,000 – 500,000 SF, high tech, ultramodern industrial building will be ideally located for use as a Distribution Center/ Corporate Headquarters, located minutes away from the Ports of Long Beach and Los Angeles, and the Intermodal Container Transfer Facility
- The site contains street frontage on three sides, with easy freeway access to downtown Los Angeles, Orange County, the Inland Empire, and Long Beach and Los Angeles International Airports

## **CONTACT INFORMATION:**

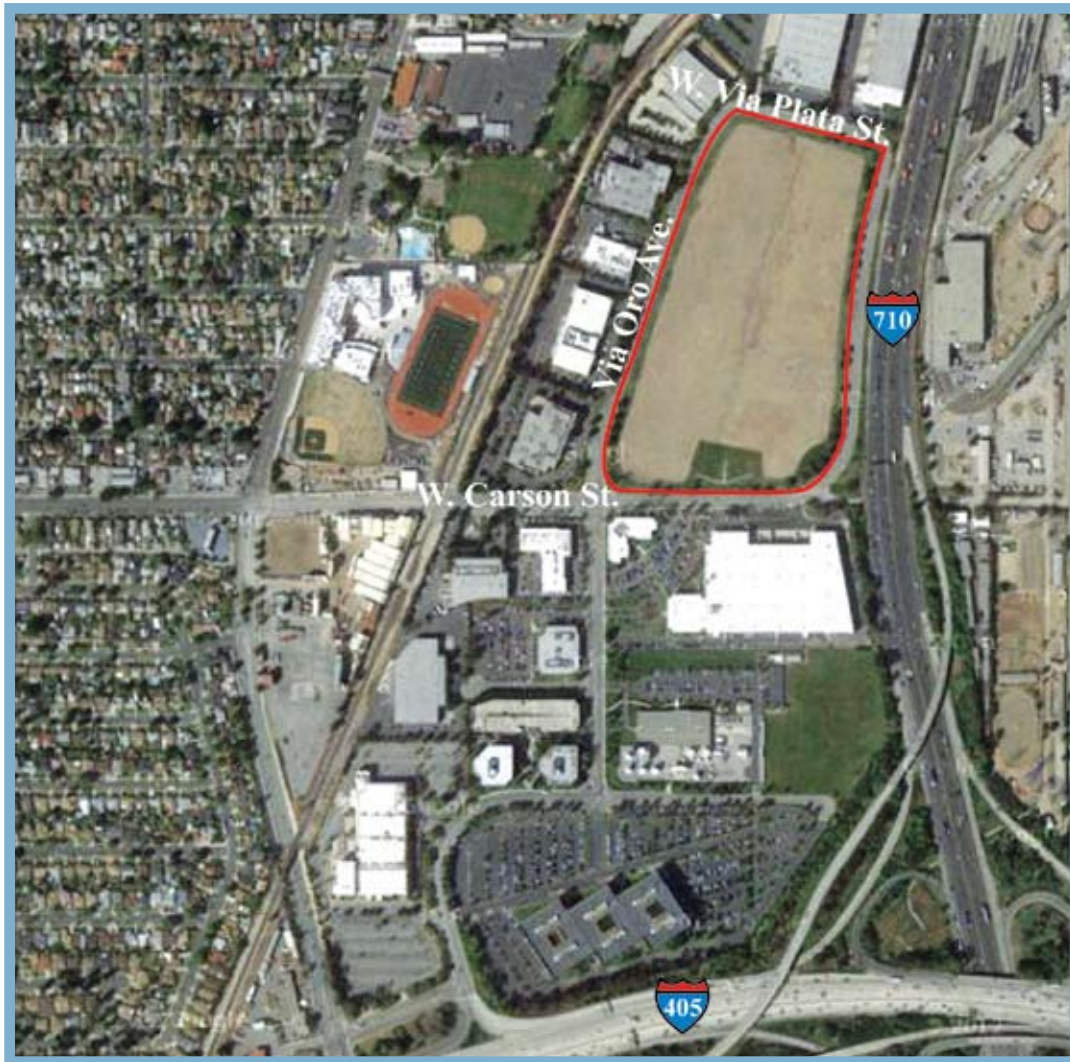
**NORM GOLD**  
(310) 835-1111  
ngold@intexcorp.com

**ROBERT MCCULLOUGH**  
(310) 835-1111  
rmccullough@intexcorp.com

Conceptual plans for preliminary planning purposes only.  
This plan is subject to change and the owner reserves the right to make designer layout changes at any time.







### Current Proposed Design Includes:

- 32' ceiling clearance
- 65 dock high doors; 2 ground level doors
- T-5 lighting with motion sensors
- ESFR sprinkler system
- Mechanical pit dock levelers with 35,000 lbs. capacity
- 10,000 SF grade level office and 10,000 SF 2nd story office
- 2,000 amps power (expandable)
- 185' plus truck turning radius
- 249 parking stalls
- 134 trailer/container spaces
- Fully fenced yard
- LEED or Equal Certified



#### DISCLAIMER

Unitex attempts to be as accurate as possible. We have in preparing this information, used our best endeavors to ensure that the information contained herein is true and accurate, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy of the information being complete, or reliable, current or error-free and assume no responsibility for any errors or omissions contained therein. All references to age, square footage, income, and expenses are approximate. This is not a survey, any pictures, images, or drawings are only for illustrative purposes. Any party should conduct their own independent investigations and rely solely on those results. Information is being furnished to the recipient exclusively for the recipient's own use and convenience. Any reliance on the contents shall be solely at the recipient's own risk.

Conceptual plans for preliminary planning purposes only. This plan is subject to change and the owner reserves the right to make designer layout changes at any time.

#### CONTACT INFORMATION:

**NORM GOLD**

(310) 835-1111

ngold@intexcorp.com

**ROBERT MCCULLOUGH**

(310) 835-1111

rmccullough@intexcorp.com

