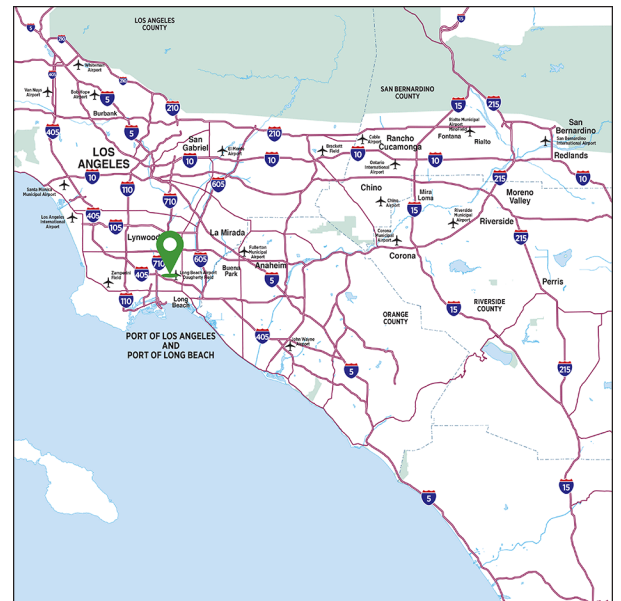




## PROPERTY HIGHLIGHTS

- (3) Building Industrial Campus
- ESFR Sprinkler System (K-25 Sprinkler Head)
- 2,000 Amps 277/480V Service
- 8" Floor Slab
- 52' x 60' Column Spacing
- Painted Interior w/ White Scrim Foil
- Immediate Access to I-405 via Cherry Avenue
- Minutes to Long Beach Airport
- Adjacent to Retail Amenities: In-N-Out, Starbucks, and Chipotle

## PROPERTY LOCATION



### LOCAL MARKET CONTACT

Jake Smith | 949.797.7043 | [jake.smith@dukerealty.com](mailto:jake.smith@dukerealty.com)



### **BUILDING 1:**

- 1180 Spring Street
- 40,850 SF
- 7,116 SF office
- (6) dock high positions
- (2) grade level doors
- 40 car parking

### **BUILDING 2:**

- 2861 Orange Avenue
- 49,487 SF
- 7,116 SF office
- (4) dock high positions
- (2) grade level doors
- 49 car parking

### **BUILDING 3:**

- 2851 Orange Avenue
- 72,526 SF
- 7,870 SF office
- (8) dock high positions
- (2) grade level doors
- 73 car parking

#### LOCAL MARKET CONTACT

Jake Smith | 949.797.7043 | [jake.smith@dukerealty.com](mailto:jake.smith@dukerealty.com)

