

# ORANGE AVENUE

## INDUSTRIAL PARK

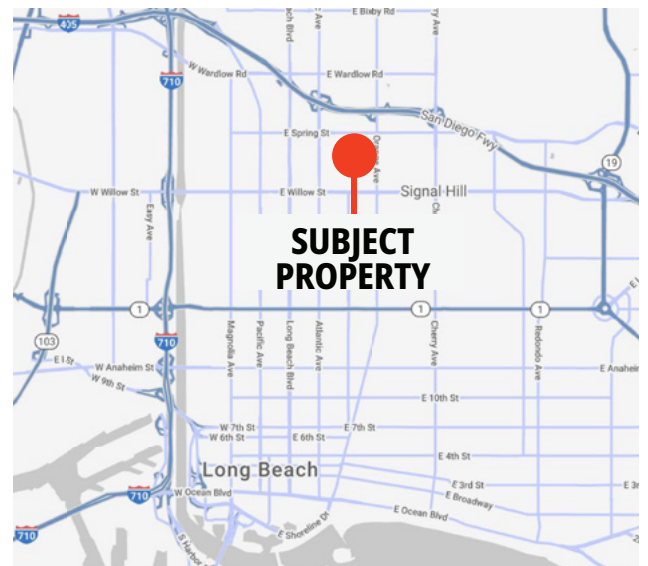
**+/-122,013 SF**  
*Est. Completion May 2022*



### NEW STATE OF THE ART DISTRIBUTION COMPLEX

## PROPERTY FEATURES & HIGHLIGHTS

- Orange Avenue Industrial Park
- (3) Building Industrial Campus
- ESFR Sprinkler System (K-25 Sprinkler Head)
- 2,000 Amps 277/480V Service
- 8" Floor Slab
- 52'x60' Column Spacing
- Painted Interior 2/ 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

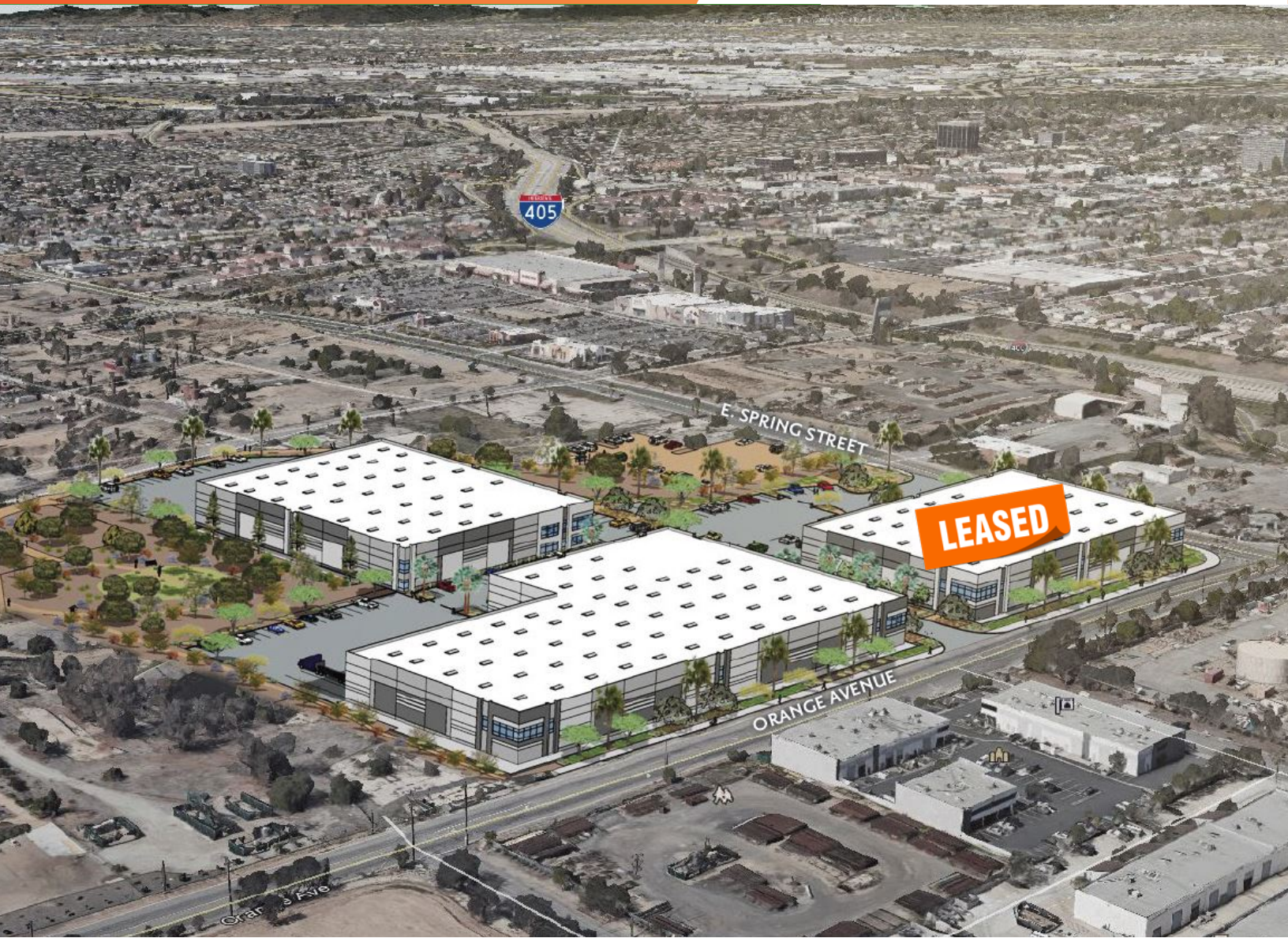




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## BUILDING SPECS



### BUILDING 1

- 1180 S
- (2) dock high positions
- (2) grade level doors
- 40 car parking

**LEASED**

### 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



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## SITE PLAN



# ORANGE AVENUE INDUSTRIAL PARK

## LONG BEACH, CA