

# 91,953 SQ FT LEED GOLD INDUSTRIAL FOR LEASE

3833 MCGOWEN ST, LONG BEACH, CA  
90808, USA

\$1.15 NNN

\$0.28 Net Fees

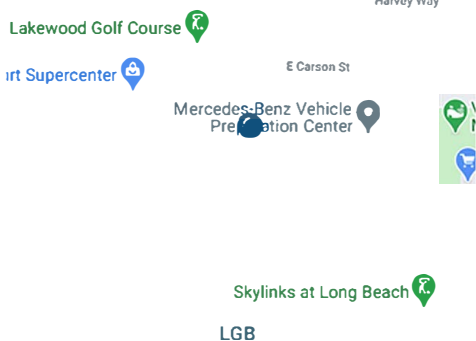
- 10,106 SF 1st Floor Office
- + 9,151 SF 2nd Floor Office
- 30' Clear | 9 DL / 1 GL Loading
- Energy Saving Solar Roof Panels
- Plug & Play Space - Workstations Avail. to Stay
- 132 Car Parking: 112 Standard, 7 Carpool, 7 Low-Emitting & 6 Access.

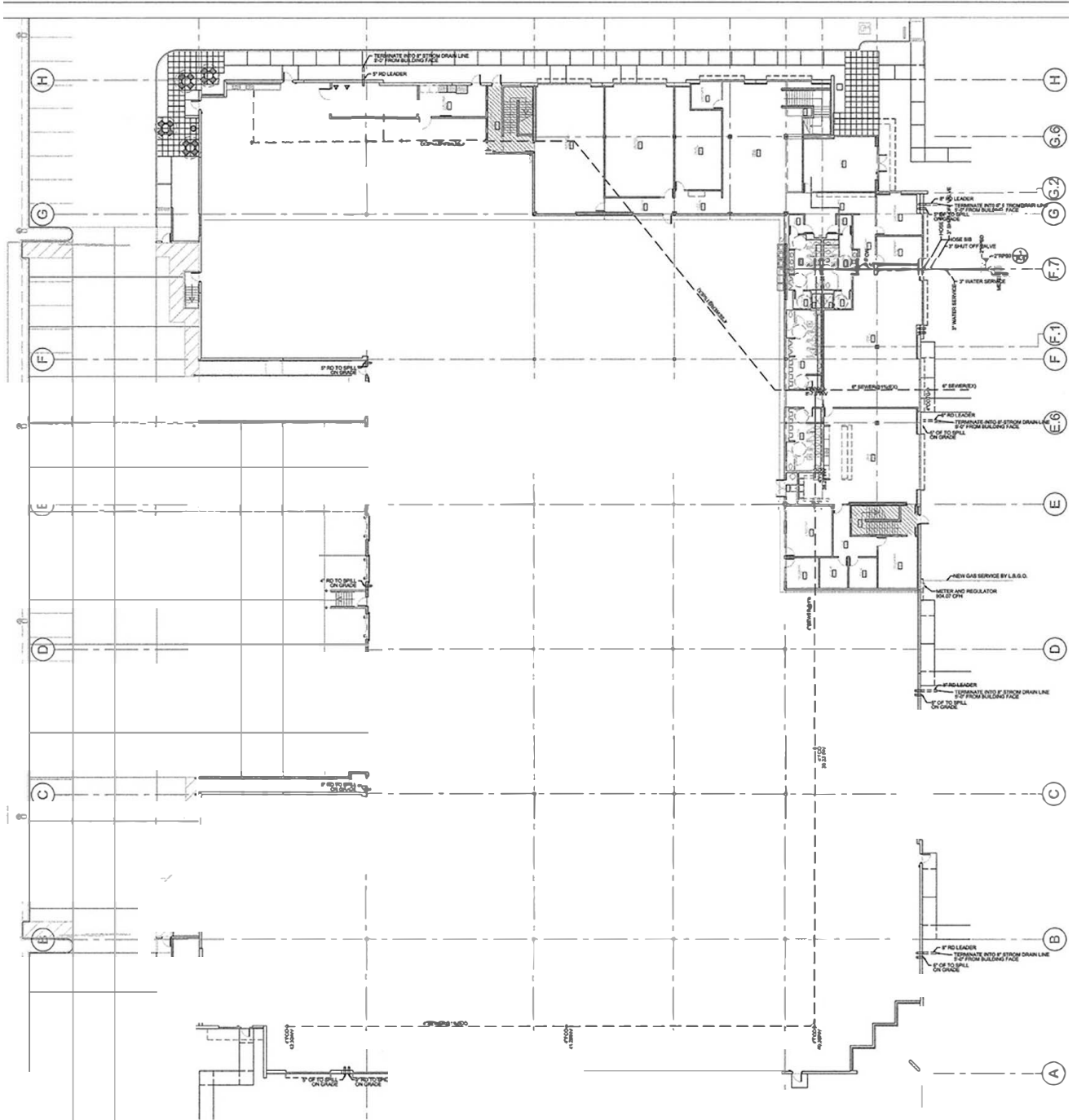
## LISTING FEATURES

LAKI  
VIL

### LEARN MORE ABOUT 3833 MCGOWEN STREET

- Smart Equipped Building Access, Presentation & Sound System
- Energy Savings w/ Solar Roof Panels
- Kardex Storage Retrieval System with Multi-Level Security
- 3,000 Amp, 480/277 Volt, 3 Phase, 4 Wire Power





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4 5

**AS-BUILT**  
**P.V. & C. PLUMBING**  
 909-595-9434

**SITE PLAN**

Date: 12-5-21 by: [Signature]