

Available SF 41,478 SF

Industrial For Lease

Building Size 41,478 SF



Property Name: Pacific Pointe North at Douglas Park
Address: 3851 Schauffele Ave, Long Beach, CA 90808
Cross Streets: Schauffele Ave/Cover St

Master Planned Business Park - LEED Silver Building
 Close Proximity to the Ports of Los Angeles and Long Beach
 Excellent Access to the 405 Freeway
 Secured, Fenced Yard
 Douglas Park "Space Beach" Location

Lease Rate/Mo:	\$82,956	Sprinklered:	ESFR	Office SF / #:	7,075 SF / 9
Lease Rate/SF:	\$2.00	Clear Height:	30'	Restrooms:	4
Lease Type:	NNN / Op. Ex: \$0.29	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	41,478 SF	DH Doors/Dim:	4	Finished Ofc Mezz:	3,376 SF
Minimum SF:	41,478 SF	A: 800 V: 480/277 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	2.01 Ac / 87,520 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 2012	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	07/01/2026
Sale Price/SF:	NFS	Parking Spaces: 64	/ Ratio: 1.5:1/	Vacant:	Yes
Taxes:	\$96,258 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Long Beach/Harbor Cities
Zoning:	PD-32 (3)			APN#:	7149-017-049
Listing Company:	CBRE - El Segundo				
Agents:	Gregory Walsh 310-363-4925 , Greg Dyer 310-363-4953				
Listing #:	44303425	Listing Date:	02/09/2026	FTCF:	CB250N000S000
Notes:	Food Processing Approved Facility. Air-conditioned warehouse infrastructure in place. Lessee to verify all specifications.				

3851 Schauffele Ave
Long Beach, CA 90808

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Contact Us

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