



GOODMAN COMMERCE CENTER LONG BEACH BUILDING ONE

2401 E. Wardlow Road, Long Beach, CA, 90807, USA

Space for complete fulfillment



Goodman Commerce Center Long Beach, Building One is a rare 504,810 s.f. industrial space situated on 23.91 acres. Strategically located adjacent to Long Beach Airport with excellent access to the 405, 605, and 710 Freeways.

This site is ideally suited for wide-ranging industries including space technology, aerospace, manufacturing, e-commerce, and warehousing.



2.5M

College Educated Labor Pool within 30 miles



\$455K

Median House Price



8MI

to Port of Los Angeles and Long Beach



0.1MI

to Long Beach Airport

STRATEGIC LOCATION

Google Earth

Data CSUMB/SEML, CA OPC, Data LDEO-Columbia

Port of Los Angeles / Long Beach

Relativity

Long Beach Airport



MARKET-LEADING SPECIFICATION

Goodman Commerce Center Long Beach, Building One provides 504,810 s.f. industrial campus developed to a LEED Certified building specification.

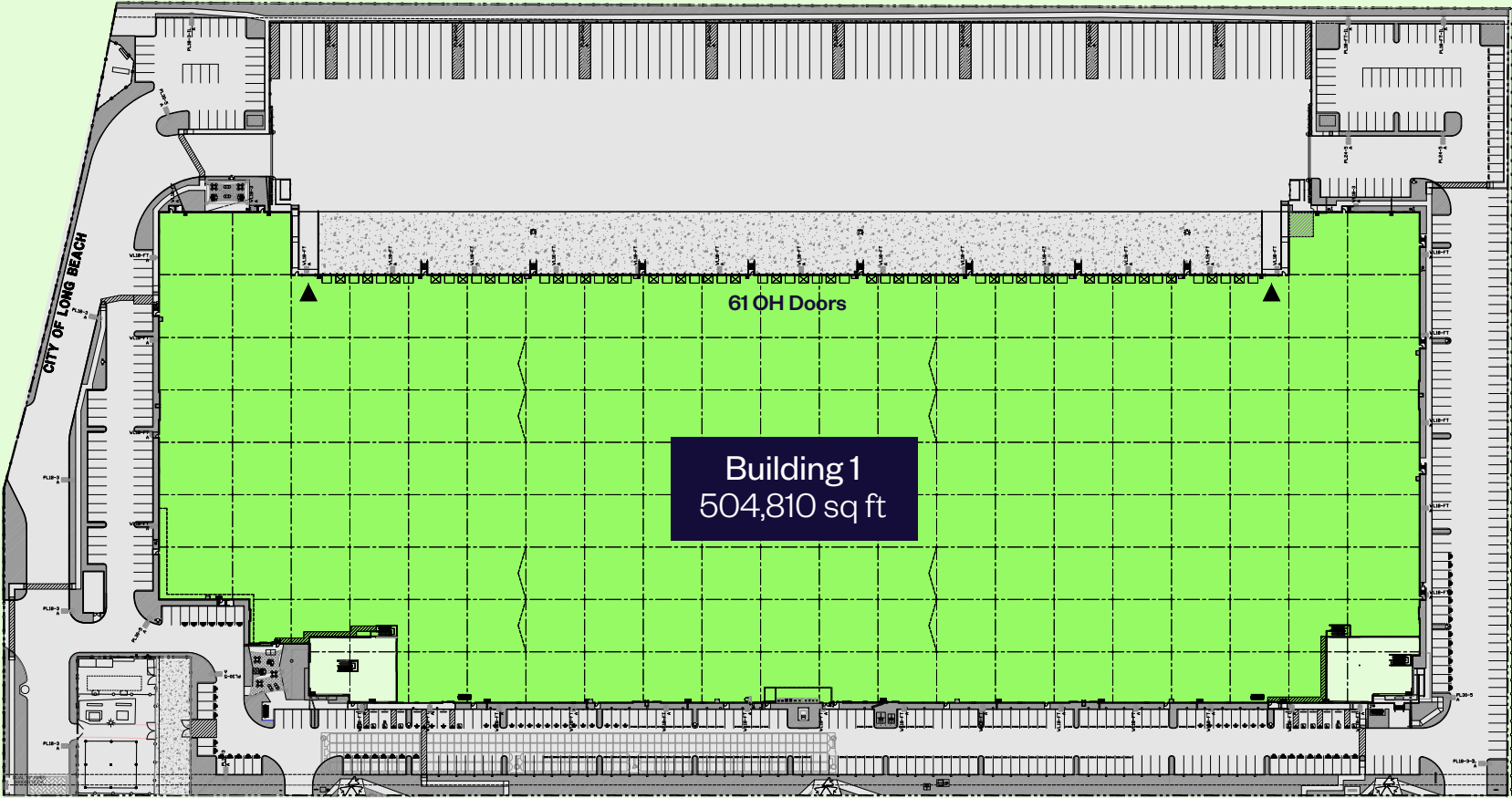
Benefitting from 40ft internal clear height and 240ft truck court depth, the property is designed to offer customers flexibility, whilst maximising operational efficiency and includes the following features:

- 40' clear internal height
- 240ft truck court depth
- 4,000A main switchboard
- Flexible potential office space design
- 61 dock doors
- 2 grade level doors
- 89 trailer parking stalls
- 505 car parking spaces
- 105 cycle spaces
- Solar ready roof
- 9,740 sq ft mezzanine space
- Electric car charging points
- Secured yard
- LEED Certified building

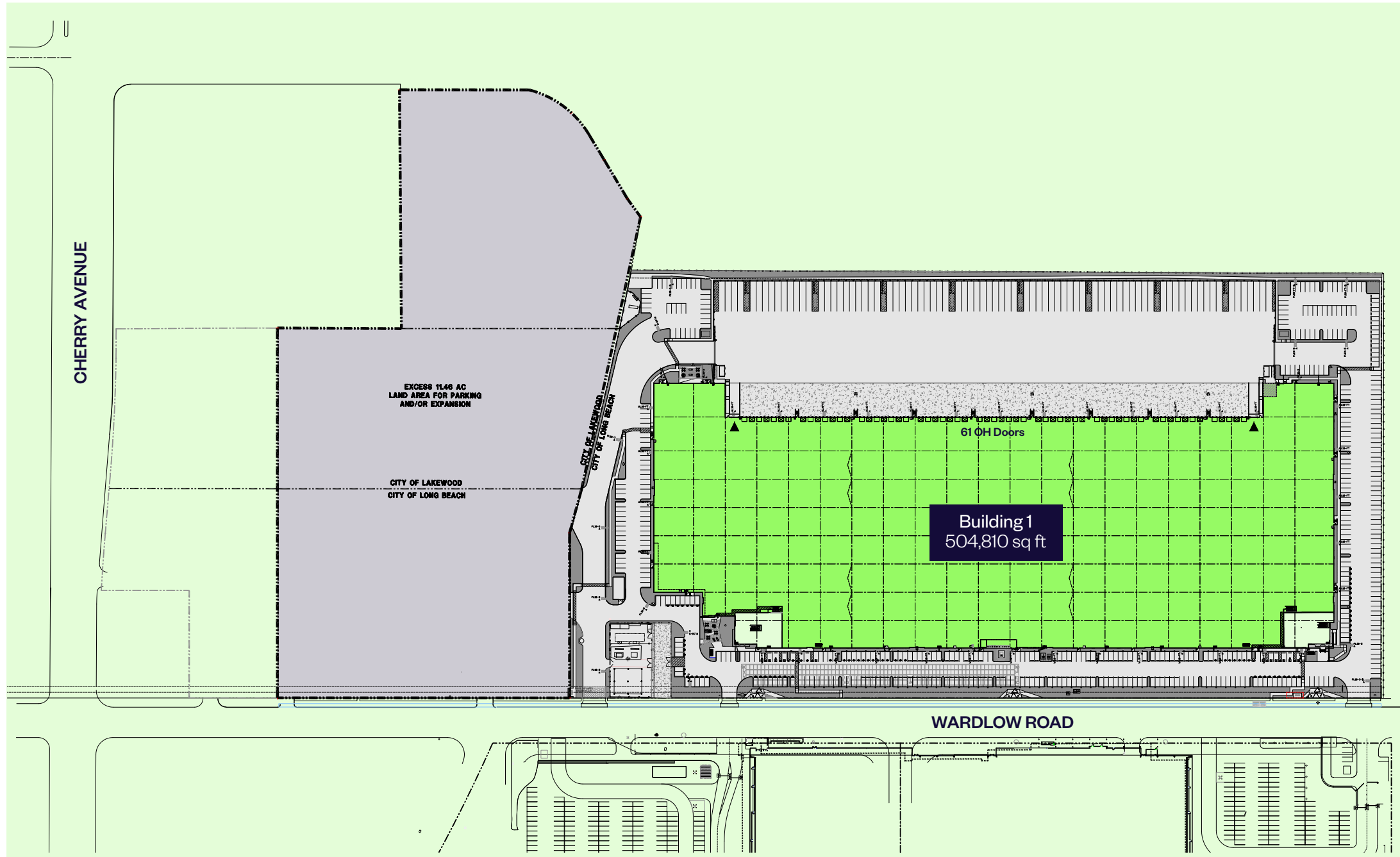


FOR LEASE

BUILDING 1	504,810 sqft
Warehouse	490,017 sqft
Spec office	5,053 sqft
Mezzanine total	9,740 sqft
Clear height	40'
Dock doors	61
Trailer parking stalls	89
Truck court depth	240'
Car parking	505 spaces
Grade level doors	2



CAMPUS PLAN



■ FOR LEASE



LOCATION



ROAD

405 Freeway	0.5 miles
710 Freeway	3 miles
605 Freeway	6 miles
Downtown Los Angeles	23 miles



AIRPORTS & PORTS

Long Beach Airport	0.1 miles
Port of Long Beach	8 miles
Port of Los Angeles	11 miles
LAX	20.4 miles

KEY AREA STATISTICS – WITHIN 1 HOUR DRIVE TIME

2401 E WARLOW RD, LONG BEACH, CALIFORNIA, 90807



TOTAL POPULATION

11.8^m



TOTAL HOUSEHOLDS

4.1^m



AVERAGE HOUSEHOLD SIZE

2.84^{people}



AVG. DISPOSABLE INCOME

\$90,192



TOTAL DISPOSABLE INCOME

\$366.6^{bn}



WEALTH INDEX

115

TOTAL SPEND ON:



FOOTWEAR

\$2.6^{bn}



CLOTHING

\$11.0^{bn}



FOOD AT HOME

\$33.2^{bn}



NUM. ORDERED ONLINE

\$8.1^{bn}



RETAIL GOODS

\$133.0^{bn}



PERSONAL CARE

\$2.8^{bn}

NEARBY AMENITY AND SERVICES



Food and beverage

- + Fantastic Burgers
- + Super Mex Restaurant
- + Akii Sushi
- + Pita Pitaki
- + Donut Island
- + Starbucks
- + The MODERN Kitchen + Bar
- + Ralphs
- + Whole Foods

Child care and early education

- + California Heights Parent Participation Nursery School
- + Tater Tots Family WeeCare
- + Parkview Family Daycare

Health and fitness

- + LA Fitness
- + Orangetheory fitness
- + CrossFit 5150

Other amenity

- + Target
- + Long Beach Exchange Retail
- + Long Beach Marriott
- + Home Depot
- + Cherry Hill Auto Wash



OWNERSHIP



Goodman is a worldwide leading real estate owner, developer, and property manager with \$54 billion of assets under management and operations in 14 countries. Goodman is committed to excellence in customer relationships and creating long-term, sustainable logistics solutions for the new digital economy.

Our teams provide progressive insights to business needs in an ever-changing world



Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.

SERVICE



We aim to be leaders in environmental social governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

SUSTAINABILITY

GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we're able to make a real difference, where and when it matters most.

Doing good
in the world

Goodman
Foundation



How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

Children and youth

Charity organizations who help protect, nurture and support children or young people.

Food rescue and environment

Charity organizations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

Community and community health

Charity organizations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

SAFETY AT WORK

We believe safe work practices not only protects our people and customers but delivers long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.



Safety in design

- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

Safety in construction

- + Pre-qualified D&O contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Program of third party Principal Contractor health and safety reviews.

Safety in occupation

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent Property Management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process
- + Smart technologies employed for inductions and site registration
- + Real time alert systems.

CONTACT US



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