



INDUSTRIAL LAND **FOR SALE**

2109 GUNDRY AVE
SIGNAL HILL, CA 90755

±30,470 SF (±0.70 AC) LAND AVAILABLE

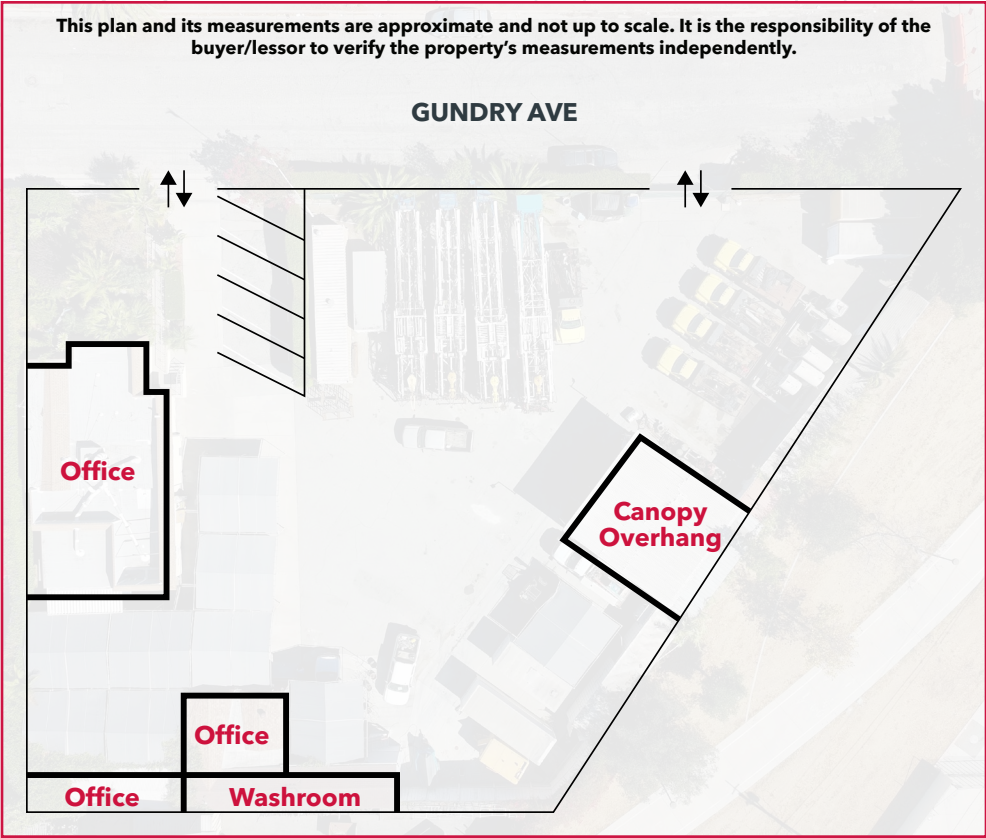
EXCLUSIVELY **LISTED BY:**

Maximillian Robles
Senior Associate | DRE LIC 02057317
mrobles@leelalb.com
562.354.2531

Ryan Endres
Principal | DRE LIC 01901652
rendres@leelalb.com
562.972.3479

Lee & Associates Los Angeles - Long Beach Inc.
DRE LIC 01069854

5000 E Spring St, Suite 600, Long Beach, CA 90815



PROPERTY OVERVIEW

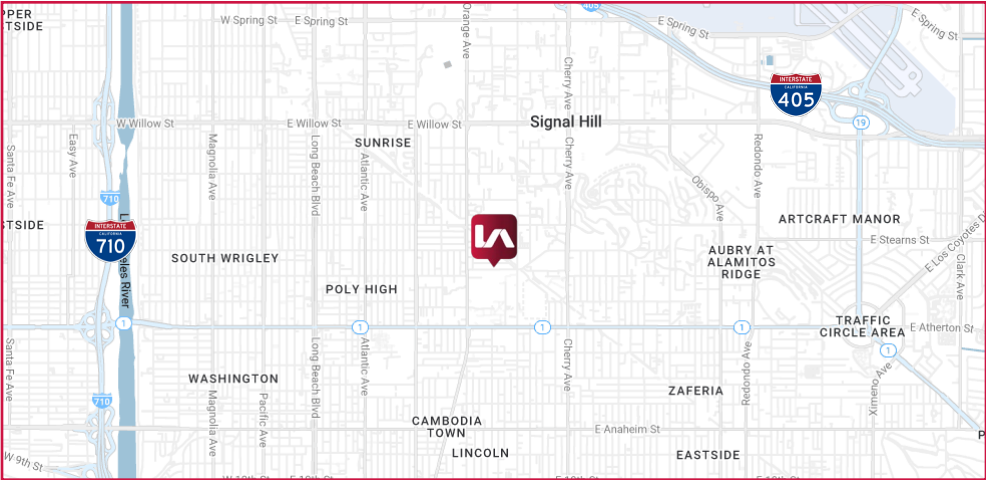
Lee & Associates is proud to present an exceptional opportunity to acquire or occupy a freestanding industrial property located at 2109 Gundry Avenue in the highly sought-after South Bay area. Situated on approximately 0.70 acres ($\pm 30,470$ SF) of land, this fenced and concrete-paved site features a functional office building with a washroom, making it ideal for a wide range of light industrial, contractor, or storage uses.

With two points of access off a quiet cul-de-sac, this property provides excellent accessibility and maneuverability for trucks and service vehicles. Zoned SHLI (Signal Hill Light Industrial), the site offers flexibility for owner/users and investors alike seeking a secure, well-located asset within one of Los Angeles County's most business-friendly industrial jurisdictions.

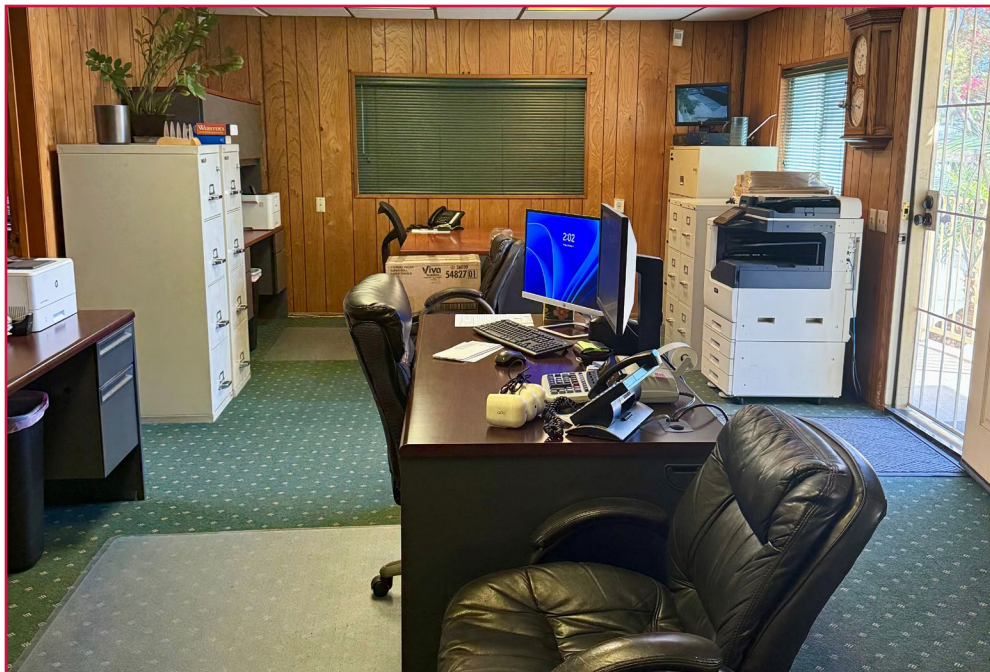
This represents a rare opportunity to secure a highly usable industrial yard with office in an infill Signal Hill location, benefiting from proximity to major freeways, the Port of Long Beach, and the surrounding South Bay industrial core.

OFFERING SUMMARY

| | |
|----------------|---|
| Lot Size | $\pm 30,470$ SF (± 0.70 Acres) |
| Sale Price | \$3,200,000 (\$105 / SF) |
| Building Area | $\pm 1,277$ SF (per Title) |
| Yard | Concrete (Fenced and Paved) |
| Zoning | SHLI (Signal Hill Light Industrial) |
| Other Features | <ul style="list-style-type: none">• APN: 7210-042-008• Functional Office Buildings with Washroom• Two Points of Access off Quiet Cul-de-sac• Signal Hill Light Industrial Zoning |







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