

INDUSTRIAL LAND FOR SALE

2109 GUNDRY AVE

SIGNAL HILL, CA 90755

±30,470 SF (±0.70 AC) LAND AVAILABLE

EXCLUSIVELY LISTED BY:

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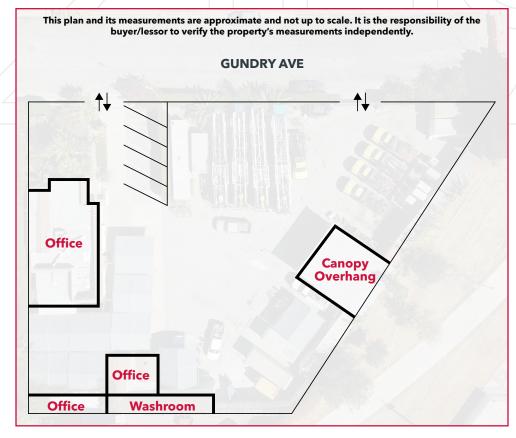
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PROPERTY **OVERVIEW**

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 soughtafter South Bay area. Situated on approximately 0.70 acres (±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	±30,470 SF (±0.70 Acres)
Sale Price	\$3,200,000 (\$105 / SF)
Building Area	±1,277 SF (per Title)
Yard	Concrete (Fenced and Paved)
Zoning	SHLI (Signal Hill Light Industrial)
Other Features	 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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