

# WAREHOUSE FOR SUBLEASE

3383 Olive Avenue

Signal Hill, California 90755

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING

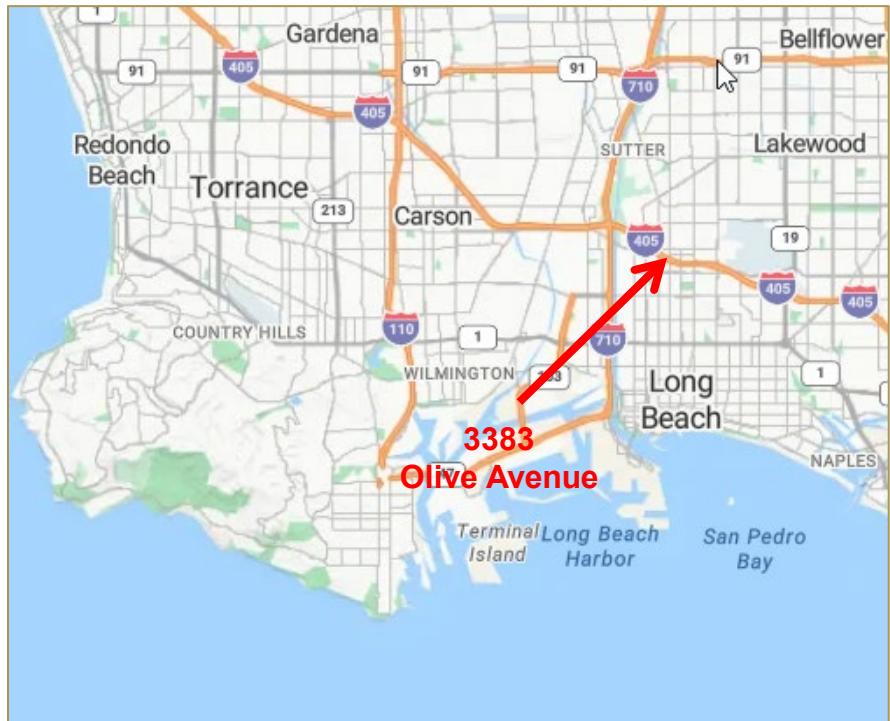


**\* OUTSTANDING VALUE \***

**\* SECURE PRIVATE YARD \* BONUS STORAGE MEZZANINE \***

**\* RENOVATED IN 2022 \***

- ❖ **Total Square Footage:** 5,604 SF
- ❖ **Lot Size:** Part of Larger Property
- ❖ **Zoning:** M1
- ❖ **Roof Type:** Laminated/GLU Wood Beam
- ❖ **Year Built:** 1979/Renovated in 2022
- ❖ **Ground Level Doors:** 2 (14'x14', 10'x10')
- ❖ **Office Area:** 800 Square Feet
- ❖ **Clear Height:** 18'+
- ❖ **Skylights:** Yes
- ❖ **Private Fenced Yard:** Yes/Asphalt
- ❖ **Construction Type:** Block
- ❖ **Power:** 200 Amps, 240 Volts, 3 Phase, 3 Wire
- ❖ **APN#:** 7148-011-035
- ❖ **Monthly Rent:** \$1.41 PSF Net (\$7,902.00)
- ❖ **Monthly OPEX:** \$.23 PSF (\$1,300.00)
- ❖ **Sublease Term:** Through 1/31/28



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**JEFFERY A. TUREK**

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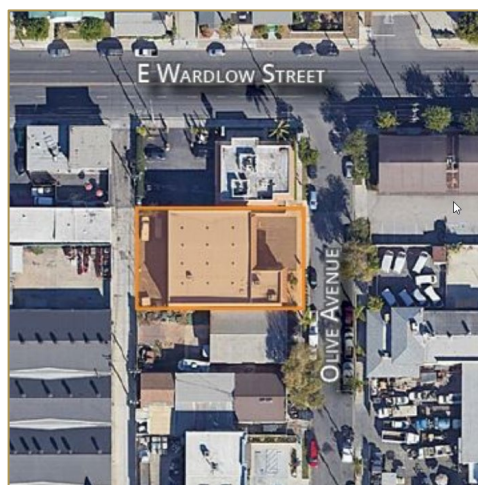
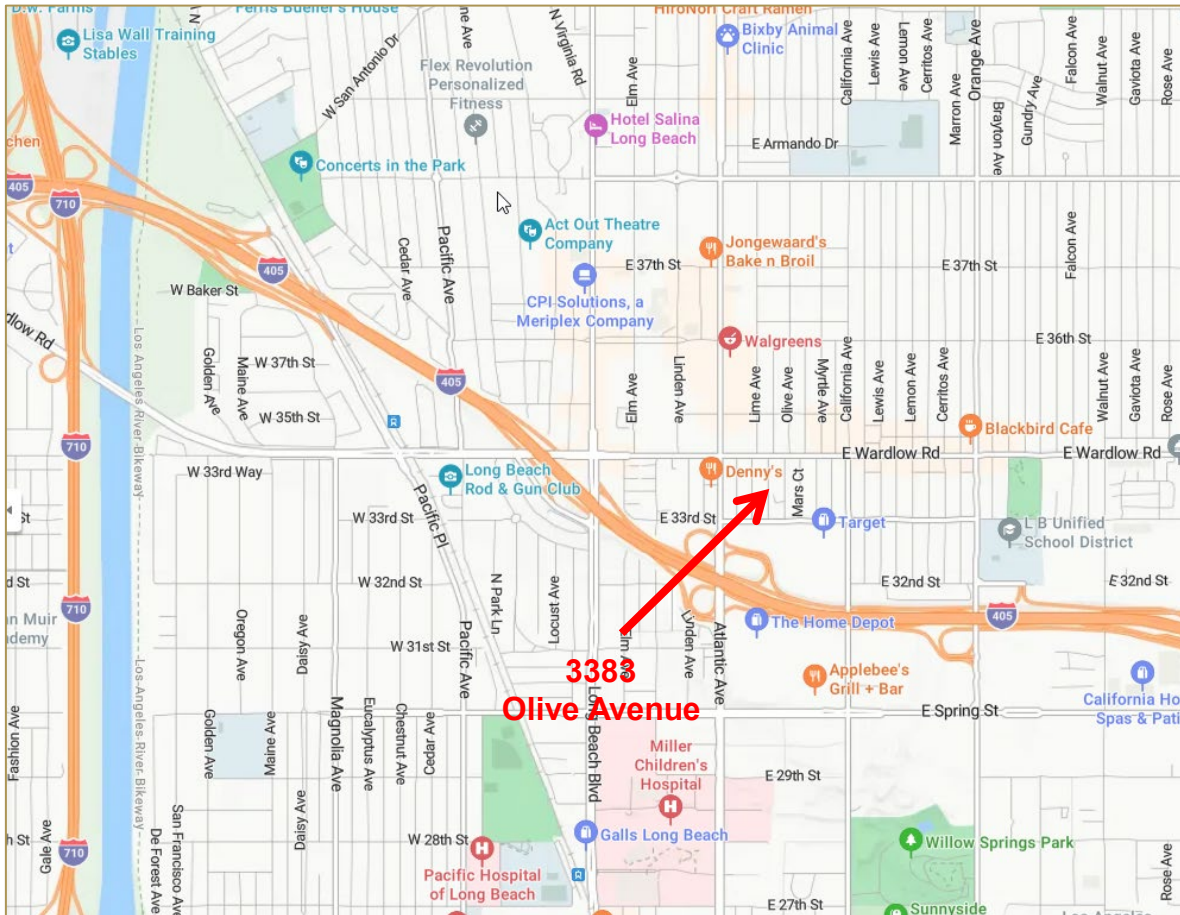
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