



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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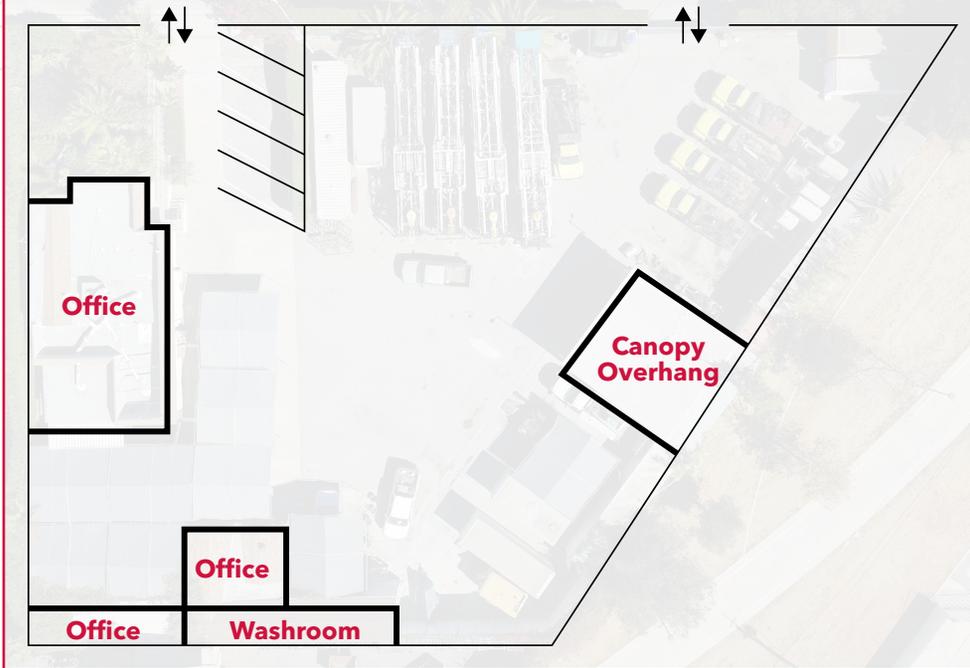
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**Lee & Associates Los Angeles - Long Beach Inc.**  
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5000 E Spring St, Suite 600, Long Beach, CA 90815

This plan and its measurements are approximate and not up to scale. It is the responsibility of the buyer/lessor to verify the property's measurements independently.

**GUNDRY AVE**



**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 ( $\pm 0.70$  Acres)

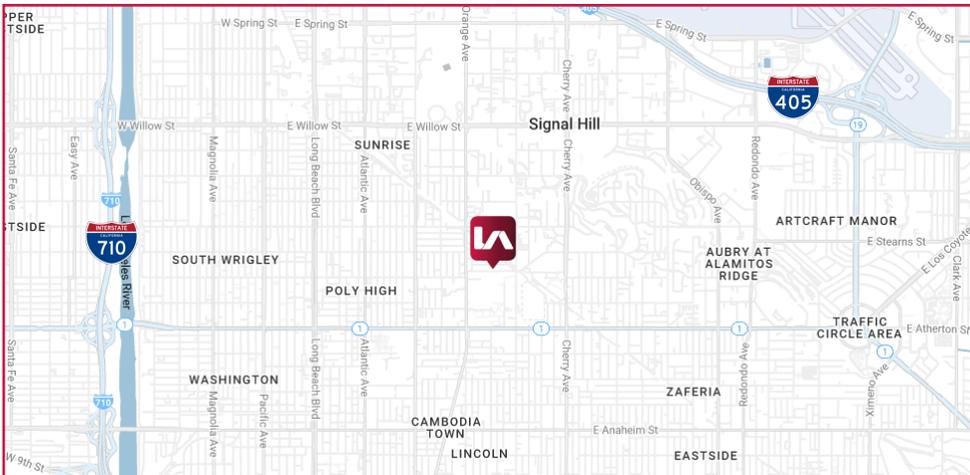
**Building Area**  $\pm 1,277$  SF (per Title)

**Yard** Concrete (Fenced and Paved)

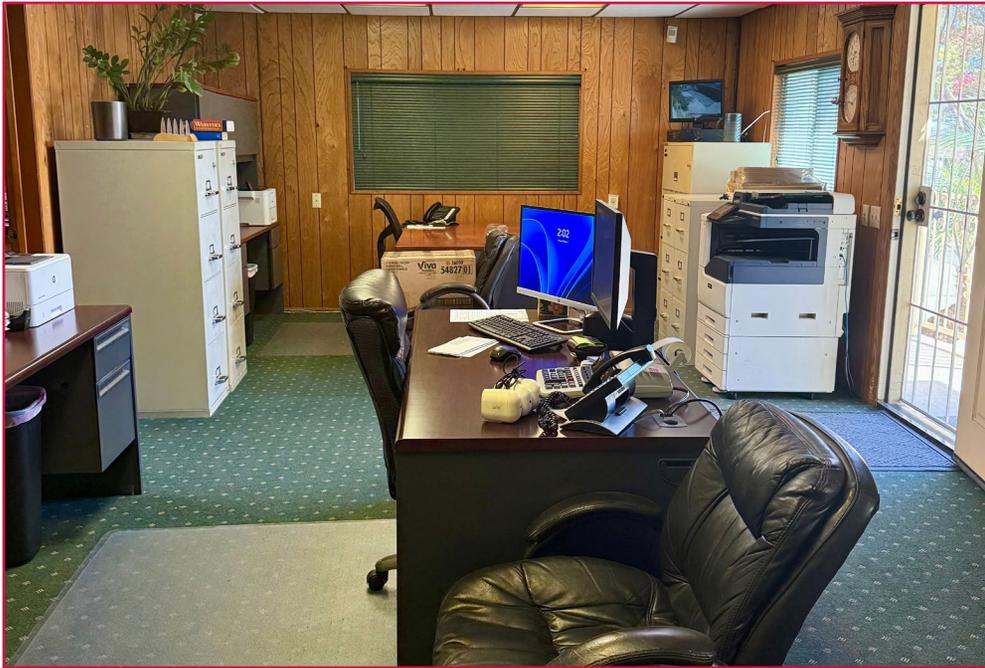
**Zoning** SHLI (Signal Hill Light Industrial)

**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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