

NEW CONSTRUCTION & BRAND NEW BUILDING

1787-99 E. 28th Street, Signal Hill, CA 90755

FOR LEASE | INDUSTRIAL & BUILDING



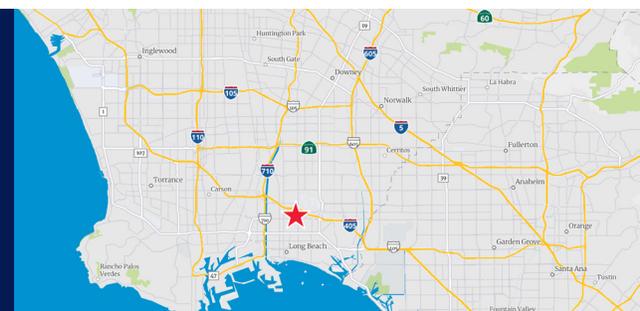
Property Amenities

- Business Park Setting
- Construction Almost Complete
- Secure Signal Hill Location
- Quick Access to the 405 Freeway
- 19' High Clearance Warehouse
- Ground Level Doors
- Skylights
- Upgraded Warehouse Lighting
- Warehouse Ceiling Insulated

Unit	Total Size	Lease rate
1787-1791	± 9,600 SF include office: ±2,200 SF Loading: 2 GL (10'X12')	\$13,920 Per Month (\$1.45 PSF Per Month IG Plus CAM Approx ± \$360.00 (\$0.0375 PSF) Per Month) 1 month free rent for each year of lease term for qualified tenants
1793	± 3200 SF includes offices: ± 310 SF (2) Restrooms: 1 Loading: 1 GL (8'X8') Power: ± 100 Amps 110 Volt 3 Phase 4 Wire Parking: ± 5	\$4,640 Per Month (\$1.45 PSF Per Month IG Plus CAM Approx ± \$120.00 (\$0.0375 PSF) Per Month) 1 month free rent for each year of lease term for qualified tenants
1795	± 3200 SF includes offices: ± 500 SF (2) Restrooms: 1 Loading: 1 GL (8'X8') Power: ± 100 Amps 110 Volt 3 Phase 4 Wire Parking: ± 6	\$4,640 Per Month (\$1.45 PSF Per Month IG Plus CAM Approx ± \$120.00 (\$0.0375 PSF) Per Month) 1 month free rent for each year of lease term for qualified tenants
1797-1799	± 3200 SF includes office: ± 500 SF Restrooms: 1 Loading: 1 GL (8'X8') Power: ± 100 Amps 110 Volt 3 Phase 4 Wire Parking: ± 4	\$4,640 Per Month (\$1.45 PSF Per Month IG Plus CAM Approx ± \$120.00 (\$0.0375 PSF) Per Month) 1 month free rent for each year of lease term for qualified tenants



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Under Construction - Almost Complete



Old Photo - Front 9,630 SF Unit



Old Photo - 1795 East 28th St



Old Photo - 1797-1799 East 28th St



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