

**INDUSTRIAL / FLEX
FOR LEASE**

SIGNAL HILL COMMERCE CENTER

2698 JUNIPERO AVENUE | SIGNAL HILL, CA 90755



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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

GeorgeUrban
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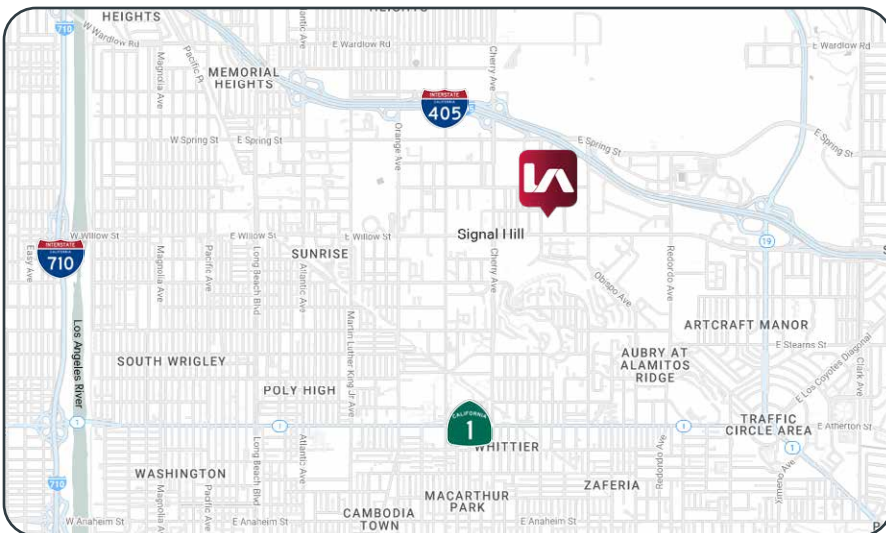
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PROPERTY HIGHLIGHTS



- Available: ±1,392 SF - ±2,784 SF
- Signal Hill Commerce Center is strategically located in the Southeast section of the South Bay Industrial submarket. The City's major boulevards intersect the 405 Freeway to the north and the 710 freeway to the west, within minutes to the Ports of Long Beach & Los Angeles.
- Professionally Managed Flex/Industrial Business Park
- Adjacent to Douglas Park Master Planned Development & Long Beach Airport
- Local Amenities - Long Beach Airport, Costco, Home Depot, Restaurants, Entertainment
- Most Units have 100% HVAC
- 2 per 1,000 SF parking spaces
- Each unit is individually metered for electricity
- Lease Type: NNN. Lease Rates are quoted as the total "all in" PSF rate but we will transact a Triple Net deal on the Net equivalent reflecting the projects \$.65 PSF Monthly Operating Expenses.
- Water, Trash, & Landscaping is included in the Operating Expenses.
- Zoning CI ([Click Here for Allowable Uses](#))



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Suite	Size	Rate	Description	Virtual Tour
107	±1,392 SF	\$2,992.80 Total Per Month (\$1.50/SF + OPEX)	<ul style="list-style-type: none"> • Temperature Controlled Warehouse • GL Door • 1 Private Office • 14.5' Clear Height • 150 A, 240 V, 3 Phase Power 	VIEW 3D TOUR
110	±1,392 SF	\$2,992.80 Total Per Month (\$1.50/SF + OPEX)	<ul style="list-style-type: none"> • Temperature Controlled Warehouse with GL Door • 1 Private Office • 14.5' Clear Height • 150 A, 240 V, 3 Phase Power 	VIEW 3D TOUR

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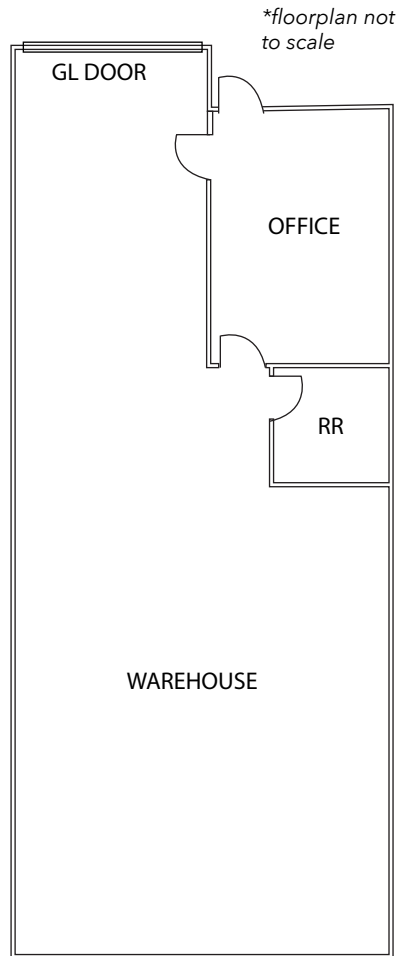
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FLOOR PLAN



UNIT INDICATOR



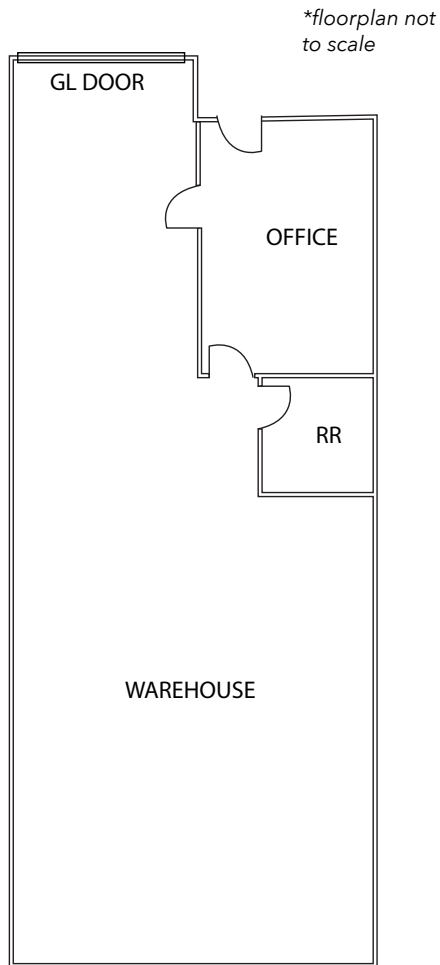
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