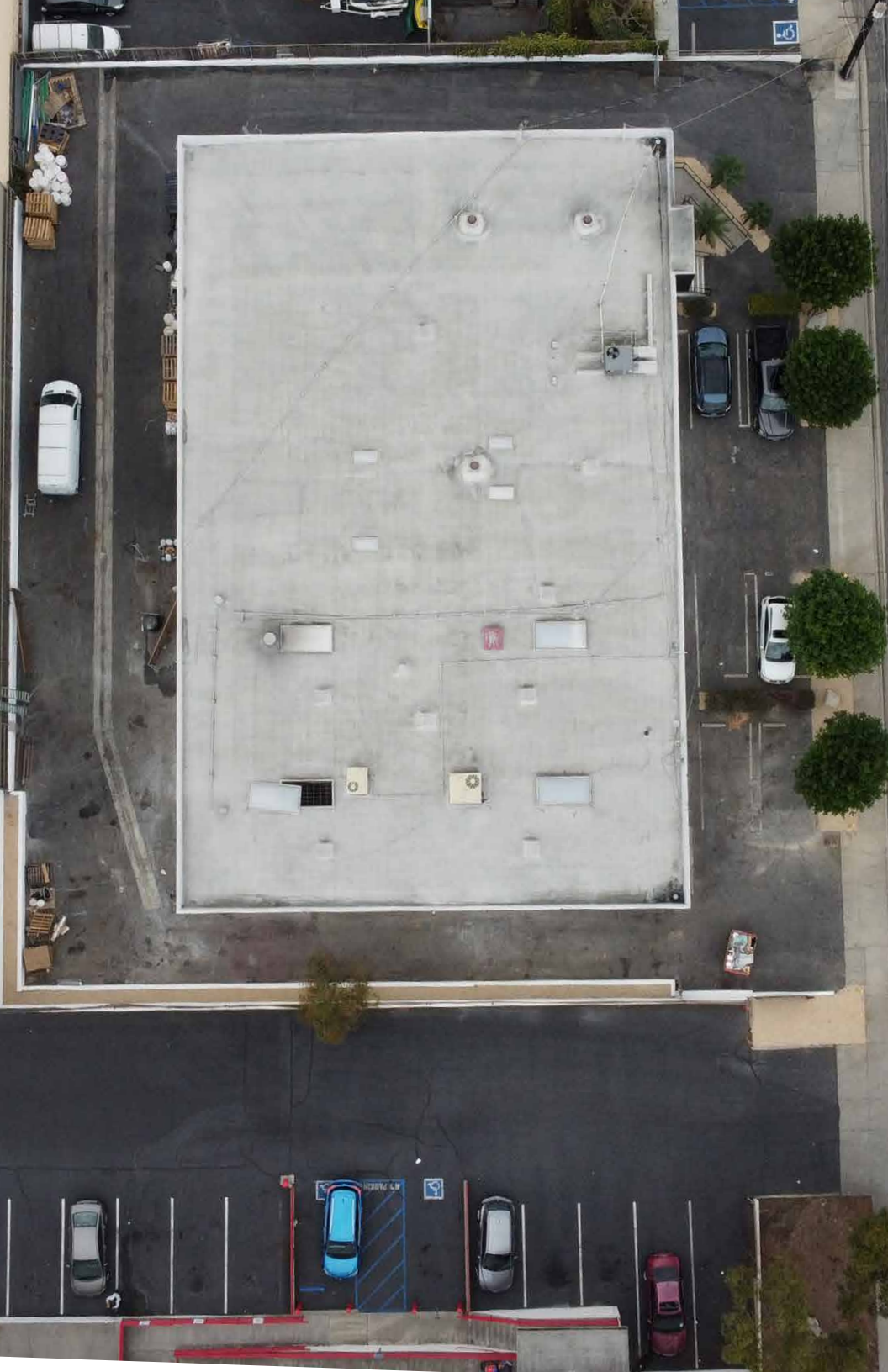


INDUSTRIAL FOR LEASE

2661 JUNIPERO AVE | SIGNAL HILL, CALIFORNIA 90755

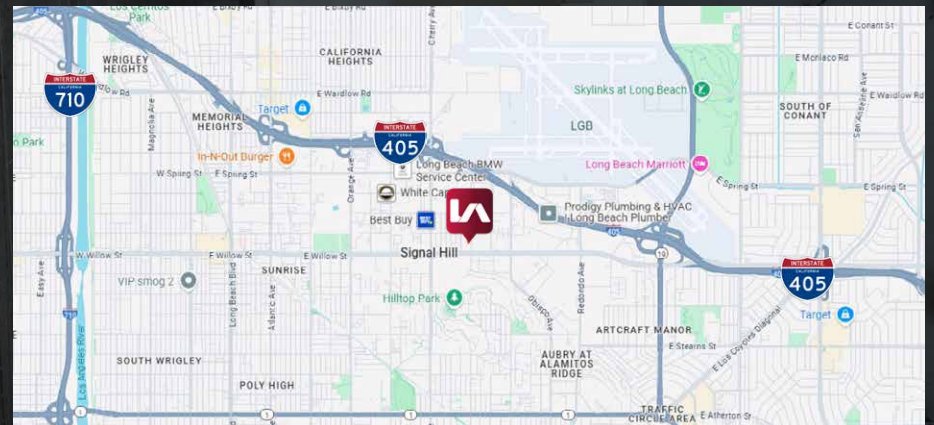




2661 Junipero Ave., Signal Hill, CA 90755

ADDRESS	2661 Junipero Ave., Signal Hill, CA 90755
SIZE	± 4,713 RSF
RATE	\$7,950/month IG (\$1.69/RSF)
CAM	\$0.15/SF Common Area Maintenance Fee

- Clean industrial unit with a private, fenced yard
- Clearspan warehouse with skylights
- Two (2) oversized ground level doors
- Air-conditioned office
- Professionally managed building
- Conveniently located near 405 freeway & Long Beach Airport

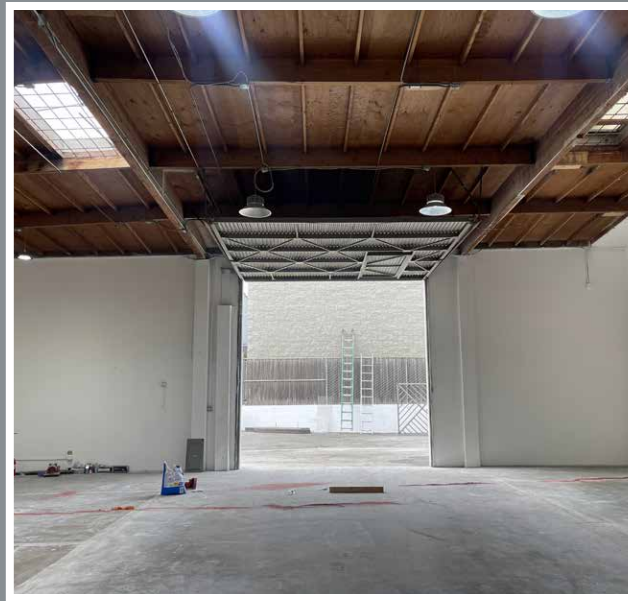
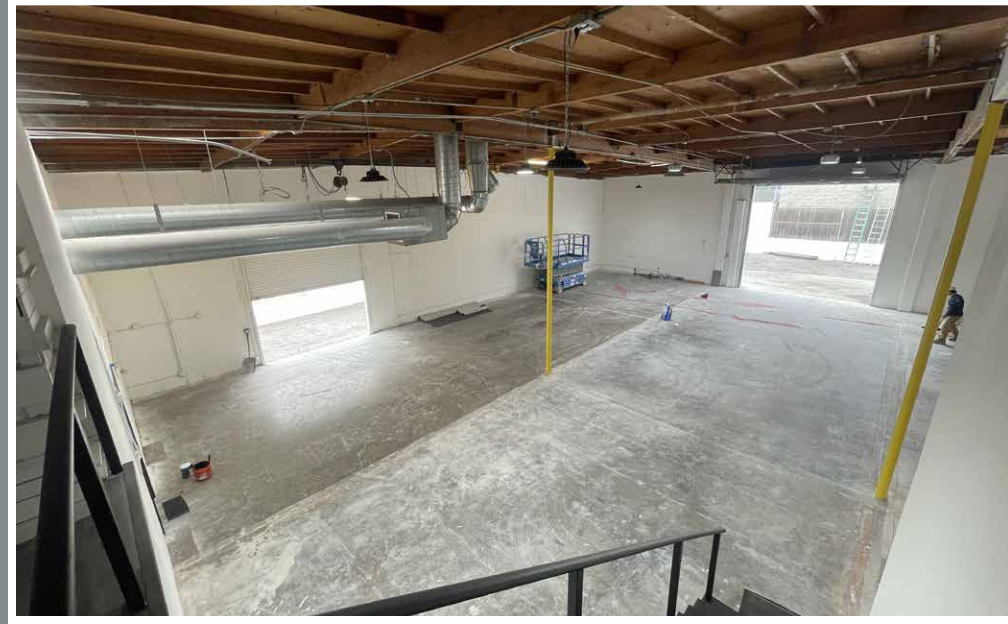


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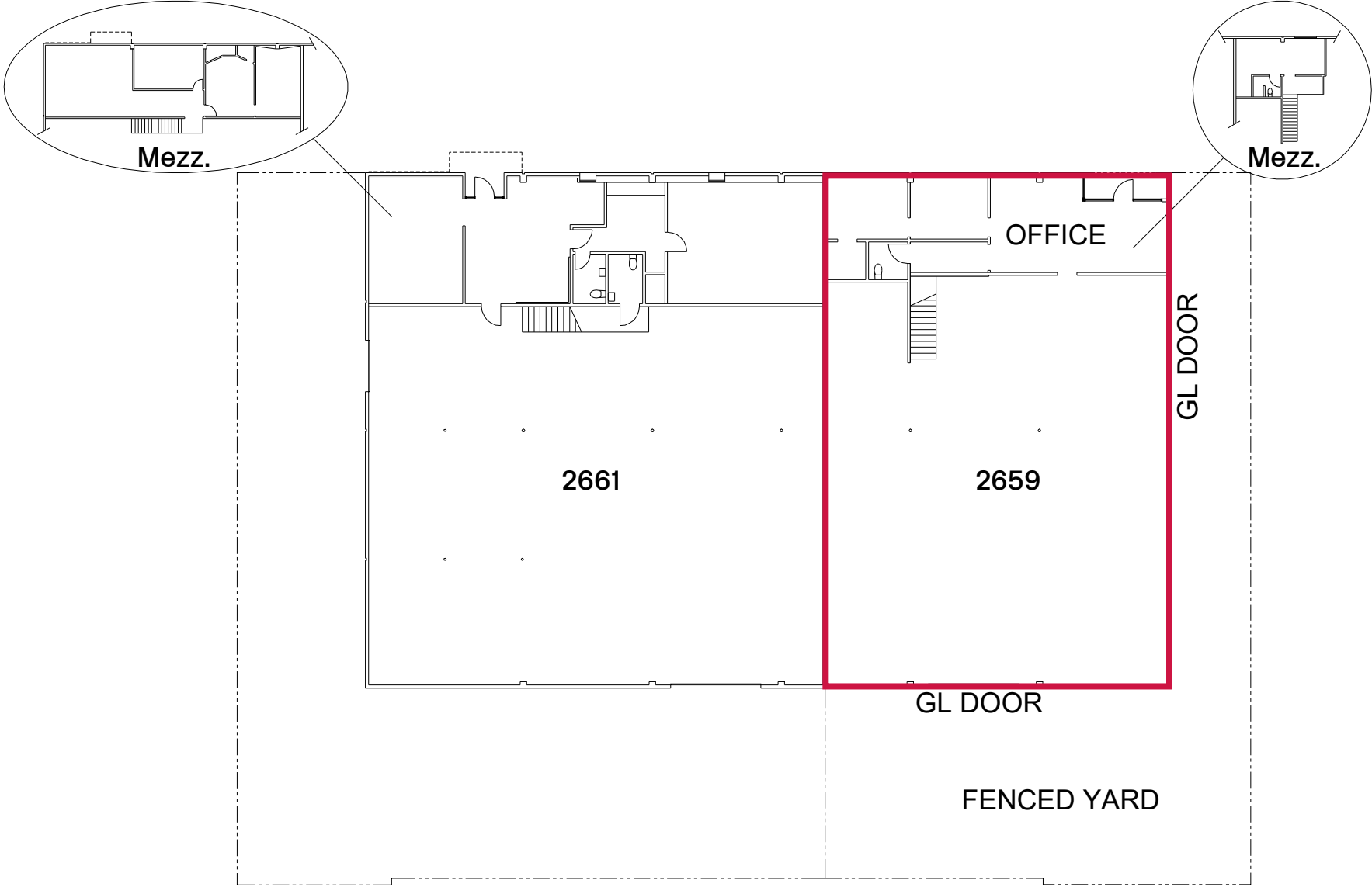
LOCATION



SUITE PHOTOS



FLOOR PLAN



**NOT DRAWN TO SCALE*



ABOUT SIGNAL HILL

Signal Hill, completely surrounded by the City of Long Beach, had been located in unincorporated Los Angeles County. In 1924, in order to avoid Long Beach's per-barrel tax on oil, Signal Hill's founding fathers voted for incorporation. Right from the beginning, Signal Hill proved to be a progressive city, electing Mrs. Jessie Nelson as the City's first mayor.

The City of Signal Hill is 2.2 square miles, located 30 miles southeast of Los Angeles International Airport and next to Long Beach Municipal Airport.

Signal Hill is home to 11,848 people.

Signal Hill has no utility tax and also boasts one of the lowest business taxes in Los Angeles County. It also has no Mello-Roos Assessment Districts. Total county property taxes are 1% of purchase price.

For more information, please visit:
<https://www.cityofsignalhill.org/>



Encompasses ± 2.2
Square Miles



Population $\pm 11,848$
(2020 Census)



Median Annual
Household
Income \$96,385



2661 | **JUNIPERO AVE.**
SIGNAL HILL, CA 90755

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

 **LEE &
ASSOCIATES**
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