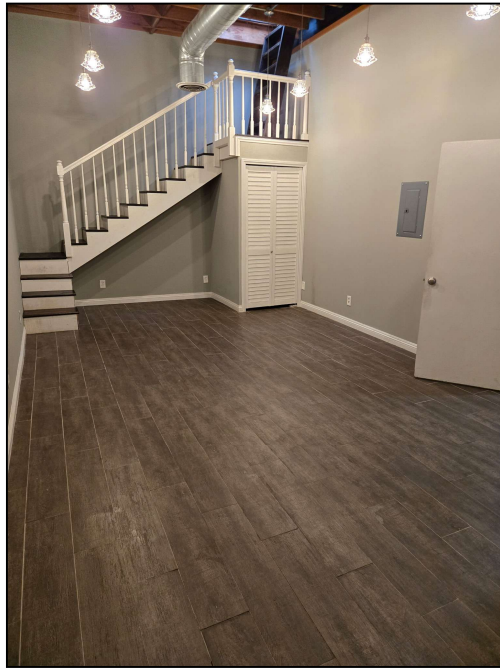




# INDUSTRIAL BUILDING FOR SALE

2301 Orange Ave., Signal Hill CA, 90755



## PROPERTY FEATURES:

- Turn-Key Unique Live-In-Space (Office) with Warehouse.
- Enclosed Concrete Parking Area (Expandable) with Electric Gate.
- Total Improvements Approximately 3,265 SF: Warehouse 2,265 SF & Live-In 1,000 SF.
- Power 120-240 AMPs.
- Zoned Light Industrial.
- Newer Roof/Roof-Top Sun Deck/ Uniquely Landscaped/ HVAC/ Built-In Vacuum
- Signalized Corner.



Your Entrepreneurial Real Estate Partner.  
Building Wealth Together.

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