



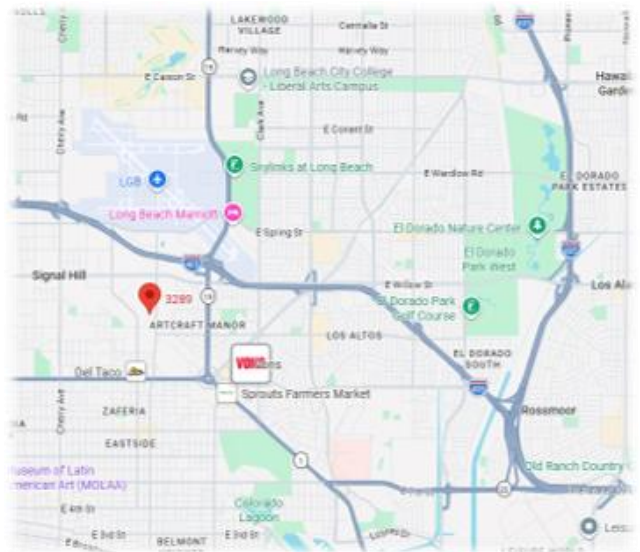
# Flex Warehouse 2,336 sq ft

## PROPERTY FEATURES:

- 2,336 sf Flex Warehouse
- 1 Reception, 1 Private Office
- Large Open Warehouse / Skylights
- 1 Rear-Loading 10 ft Overhead Doors
- Private Restroom and
- Central Heating and Air
- Located near Long Beach Airport and the Long Beach Port
- Great freeway access. Centrally and conveniently located near the 405, 605 and 710 freeways.
- 24-hour access to tenants
- Property is well-landscaped and maintained
- Located in the Business Friendly and the Secure Community of Signal Hill
- 50 AMP; Single Phase; 120/208 Volt; 4 Wire\*
- Light Use Car Businesses Approved at this Industrial Complex



Flex Warehouse with Office



405 fwy at the Cherry Exit  
Between the 710 and 605 Fwy

\* Square footage is an approximation.

\* Electrical/Power is not guaranteed. It is the tenant's responsibility to verify power with a licensed electrician prior to lease signing.

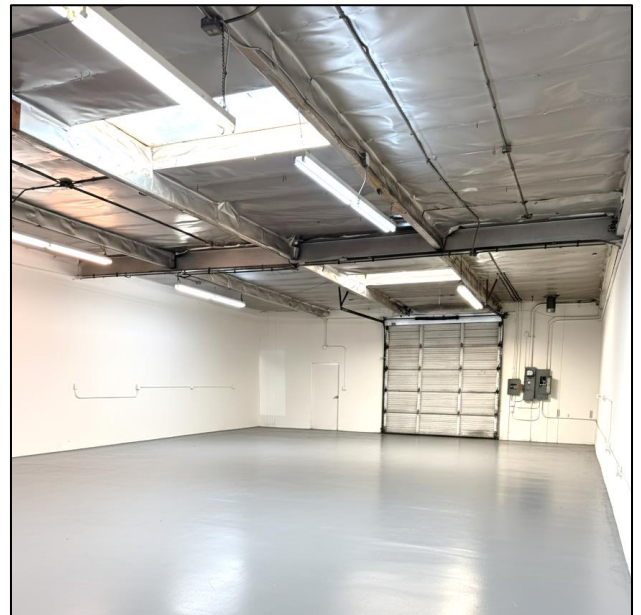
This information contained herein was obtained from third parties and has not been independently verified By real estate brokers. Buyers and tenants should have experts of their choice inspect the property and verify all Information. Real Estate Brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soil drainage or other such matters.



Flex Warehouse  
2,336 sq ft



Warehouse facing forward  
with Office and Skylight



Warehouse facing 10x10  
Drive In Door



Front Reception Facing Front Door North



Front Facing Front Door East

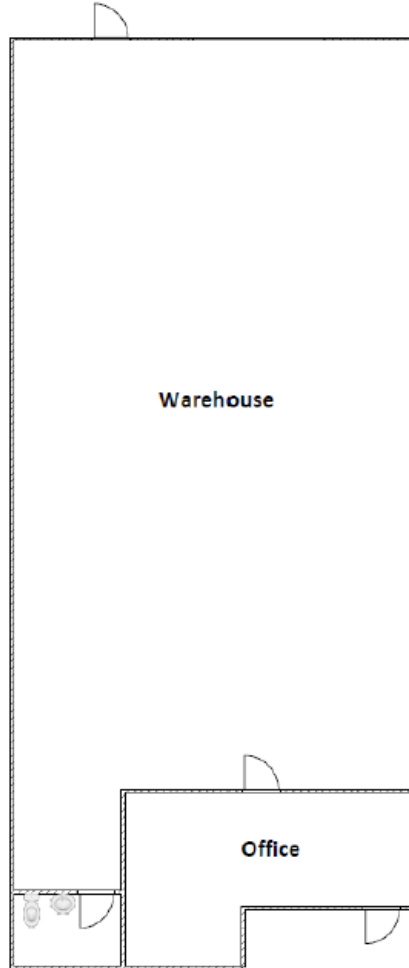
**3285 INDUSTRY DRIVE., SIGNAL HILL CA 90755**  
**INDUSTRY PARK SIGNAL HILL**



**Flex Warehouse**  
**2,336 sq ft**

Image is not to scale

**Industry Park Signal Hill**  
3285 Industry Dr., Signal Hill, CA 90755  
2,336 s.f. Industrial



The information above has been obtained from sources deemed reliable. However, no representation or warranty is made as to its accuracy or completeness. All information should be independently reviewed and confirmed by parties prior to entering into any agreements.



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