



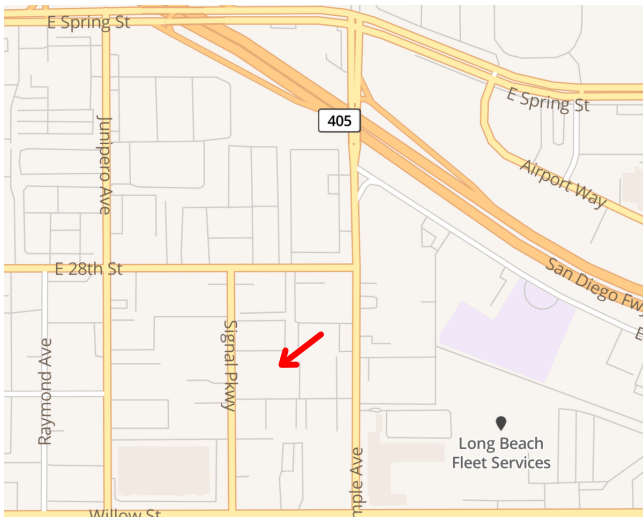
8,695 SF CLASS A - INDUSTRIAL FOR LEASE

2695 Temple Ave.
Signal Hill, CA 90755

\$1.72 NET

- \$0.28 Net Expenses
- 866 SF Ground Floor Office, 1,038 SF Mez Office (Included in total)
- 5 Year Minimum
- 3.00% Base Increases

LISTING FEATURES



- 21 Reserved Car Parking (Includes 1 Handicap)
- 24' Clear
- Built in 2006 - Fully restored 2020, Planned Refurbishment 4Q '26
- (1) Dock & (1) Grade Level Loading - 61' Concrete Truckwell
- Net Expenses Include Taxes, Insurance, CAM
- .45/3000 Sprinklers, 3% Vented Skylights w/ Smoke Vents; 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity
- Natural Gas Stubbed; 2" Heavy Duty Water Service
- Private Side Yard
- Zoned: CI - Commercial Industrial
- Experienced Landlord w/ Additional Buildings for Expansion
- Excellent Freeway and Major Thoroughfare Access
- Deliverable December 1, 2026

LYONS & LYONS PROPERTIES
Chuckie Lyons - Broker Lic. 00625110
Colin O'Brien - Broker Lic. 02145353



(310) 414-4500
chuckie@lyonsandlyons.net
colin@lyonsandlyons.net

WWW.LYONSANDLYONS.NET
880 Apollo Street, Suite 227
El Segundo, CA 90245

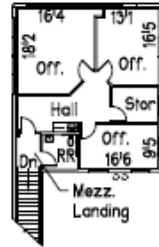
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2695 Temple
Avenue
City of Signal Hill
California 90755

**INDUSTRIAL PARK
UPGRADES**

Parking Summary

20 Standard Parking
1 Handicap Parking



Mezzanine Floor Plan

**Total Sq. Ft.
w/ Mezzanine**
8,695 Sq. Ft.

Building Footprint
7,657 Sq. Ft.

**Ground Floor Office
(Excl. Entry Recess
& Shop RR)**
866 Sq. Ft.

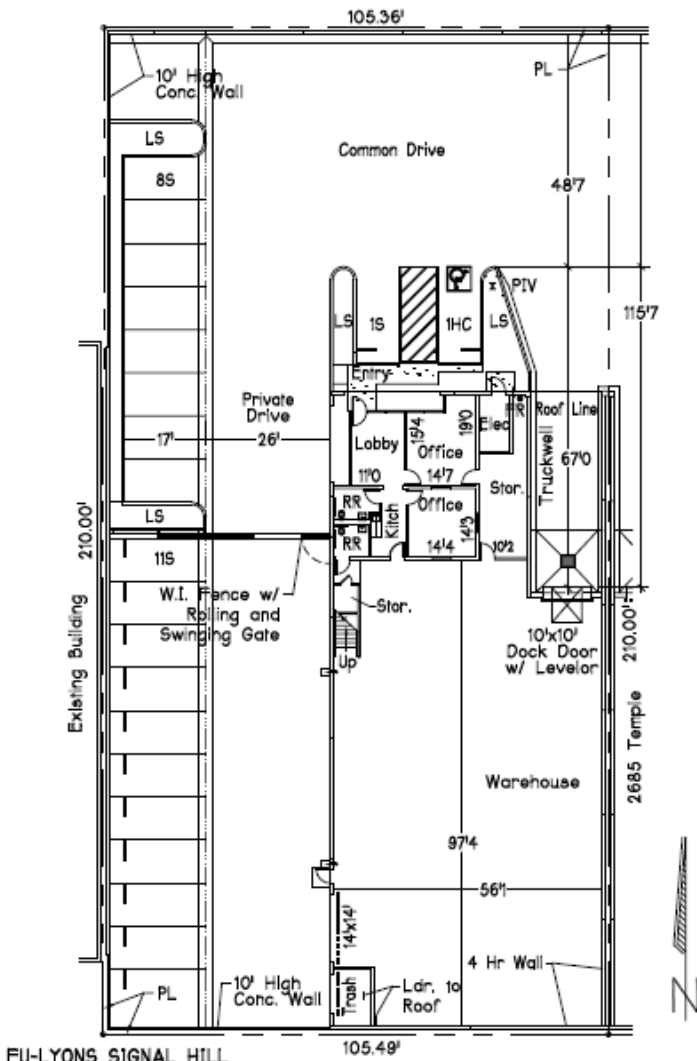
**Mezzanine Office
(Incl. Landing)**
1,038 Sq. Ft.

**Total Land
Area**
22,140 Sq. Ft.

Scale: 1" = 30' 18048

David O. Roberts, P.E., Inc.
17280 Newhope Street, #17
Fountain Valley, CA 92708
(949) 663-1621
Email: Dave@DORoberts.com

11-24-2021



FU-LYONS SIGNAL HILL

- *Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features, Developed by Chuckie Lyons & Fu-Lyons Signal Hill, LLC.
- *Loading: (1) Overnight 67' Concrete Truckwell Dock w/ Large 115' Turnaround Radius; (1) 10'x10' Dock High Door & Clear Path to Common Drive; (1) 14'x14' Ground Level Door.
- *Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); 0.45/3000 Fire Sprinklers; Foiled Ceilings; 24' Clear Height; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; Pearl White Walls; LED Lights; Sealed 5" Thick Reinforced Concrete Slab.
- *Utility Services: 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity; 2" Heavy Duty, Copper Pipe Water Service; Natural Gas Stub.
- *Ground Floor Office w/ Spacious 9' Ceilings; Central HVAC; Kitchen Unit with Microwave Outlet; Monitoring Windows; Polished Concrete Floor & Vinyl Basecove.
- *Enclosed Mezzanine Office w/ Sprinklers; HVAC; 9' Ceiling; 2'x4' Light Fixtures; Monitoring Windows; Vinyl Coving Base & Carpeting.
- *Exclusive Parking Stalls; Heavy Duty Asphalt Paving.
- *Remote Controlled Exterior Metal Office Security Curtains.
- *1" Secured Concrete Trash Enclosure Vault.
- *Experienced Landlord with Additional Buildings for Expansion.
- *Property Zone C1: Commercial Industrial.
- *Low City Business Fees.

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