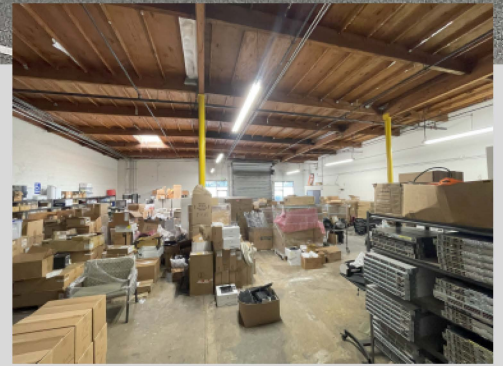


**14,423 SF
INDUSTRIAL**

FLEX BUILDING FOR SALE

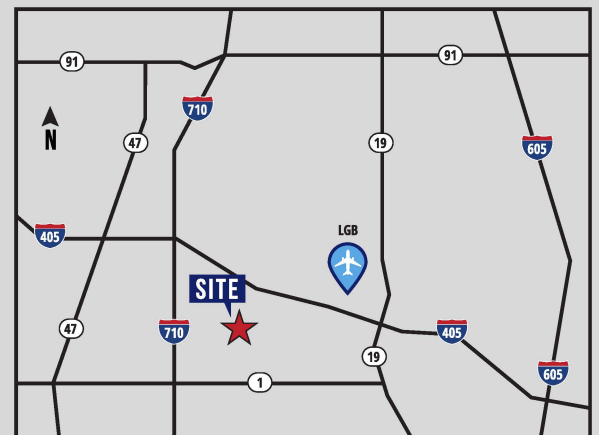
\$4,999,500

**1100 E. WILLOW
SIGNAL HILL, CA 90755**



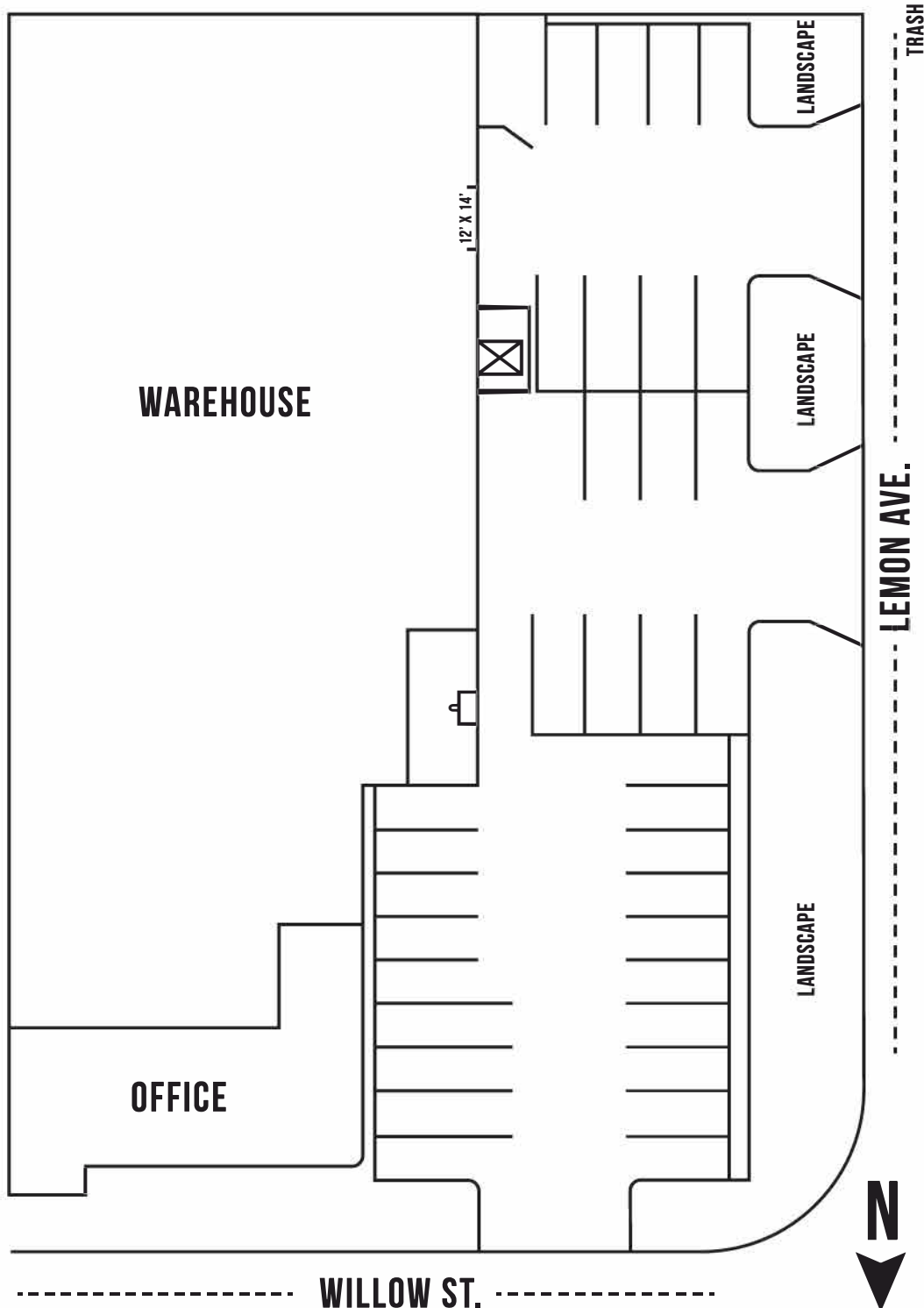
PROPERTY FEATURES

- > 14,423 SQUARE FOOT CONCRETE BLOCK FLEX SPACE BUILDING
- > 27,007 SQUARE FOOT LAND PARCEL
- > OFFICE CAN BE RECONFIGURED OR DEMOLISHED TO SUIT
- > WAREHOUSE AREA CAN BE EXPANDED
- > INTERIOR WAREHOUSE CLEARANCE 15'
- > PRO BUSINESS CITY OF SIGNAL HILL
- > 12' X 14' TRUCK DOOR
- > ADDITIONAL TRUCK DOORS POSSIBLE
- > 800 AMP 480 VOLT MAIN SERVICE PANEL
- > NEW PVC ROOF INSTALLED 12/2020
- > ASPHALT PARKING LOT RESURFACED IN 2022
- > FIRE SPRINKLERS
- > 32 CAR PARKING WITH ABUNDANT STREET PARKING
- > LARGE YARD AREA
- > 4 RESTROOMS



14,423 SF INDUSTRIAL FLEX BUILDING FOR SALE

27,007 SQUARE FOOT LAND PARCEL - \$4,999,500



1100 E. WILLOW
SIGNAL HILL, CA 90755



WITHIN MINUTES OF FIVE
FREEWAYS I-405, I-710, CA 91,
I-605 & CA 22