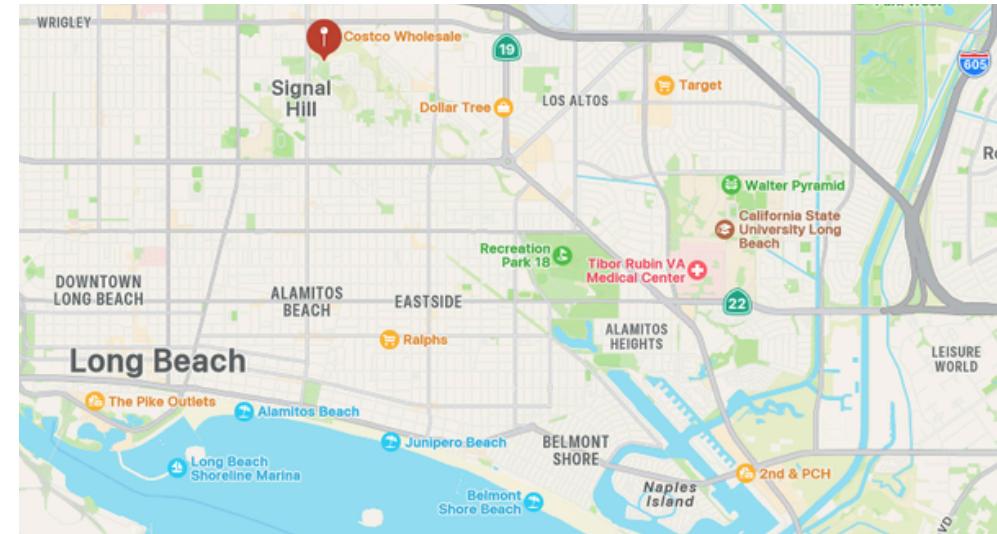


## EXECUTIVE SUMMARY - Owner User Opportunity with Income & Room for Expansion



### OFFERING SUMMARY

Pricing	Unpriced
Total Project Size	<u>18,998 SF</u>
-2399 Walnut	8,588 SF
-1550 E Burnett	10,410 SF
Yard Area	Yes, Fenced
Lot Size	0.79 acres
Zoning	L1-light ind
Year Built	1952
Year Remodeled	2022
Market	LB/South Bay
Clear Ht	16'
Power	400 a/3 ph
Loading	3 DH/2 GL

### PROPERTY OVERVIEW

This offering features two industrial buildings in a gated campus style setting, located at 1550 E Burnett St (10,410 SF) and 2399 Walnut Ave (8,588 SF) in Signal Hill, CA, totaling approximately 18,998 square feet. The property is currently partially leased, allowing for an owner occupant to utilize the 1550 Burnett building immediately. This is a unique offering, allowing for an Owner User to purchase with an SBA loan (only 10% down), and occupy over 55% of the asset, while continuing to lease out the balance, with the ability to potentially occupy the entire asset down the road.

### LOCATION OVERVIEW

The property is strategically positioned between LA & Orange County, with quick access to the 405 & 710 freeways. Located just minutes from the Ports of Long Beach and Los Angeles, making the location ideal for industrial and logistics tenants. LAX and John Wayne airports are each 20 miles distance from the subject property.

## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

This offering features two industrial buildings, located at 1550 E Burnett St (10,410 SF) and 2399 Walnut Ave (8,588 SF) in Signal Hill, CA, totaling approximately 18,998 square feet. The Walnut Ave building is currently 100% leased, with the 1550 Burnett building available for an Owner User to occupy immediately.



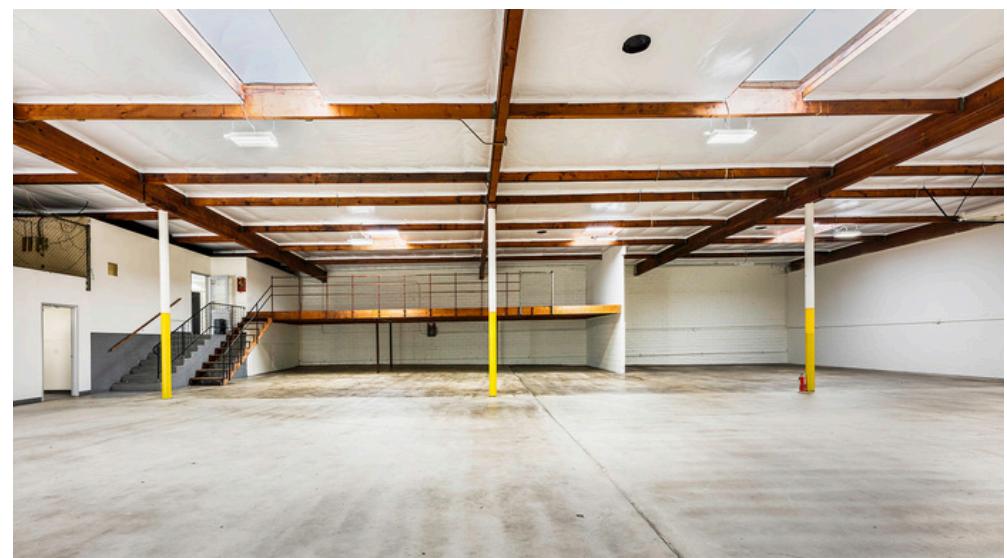
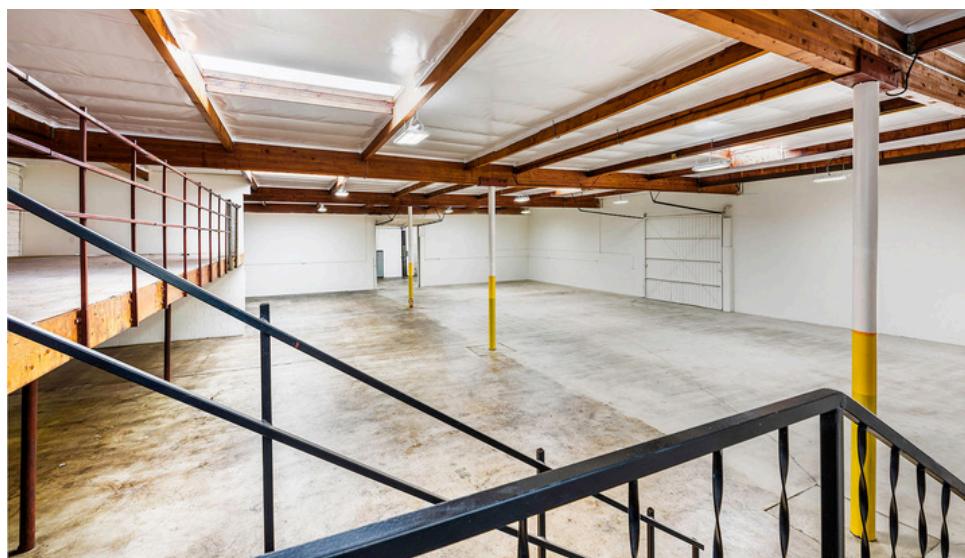
### LOCATION DESCRIPTION

The property is strategically positioned near major transportation routes, including the 405 & 710 freeways. Located just minutes from the Ports of Long Beach and Los Angeles, making them ideal for industrial and logistics tenants. This is an excellent opportunity to invest in a highly sought-after industrial market with historically low vacancy rates.

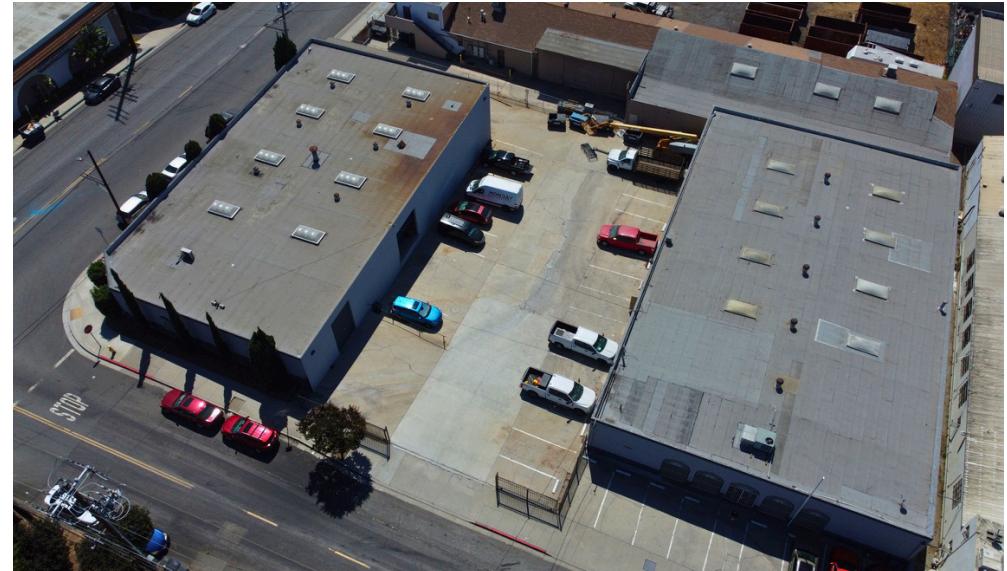
### BUILDING ATTRIBUTES

Both buildings offer Dock High (DH) and Grade Level (GL) loading, unique and rare for buildings of this size. The site also offers a large secured yard located on a cement apron, so there is no need for on going re-slurry costs. Both buildings offer above standard power; 400 amps, 3 phase

## PROPERTY PHOTOS



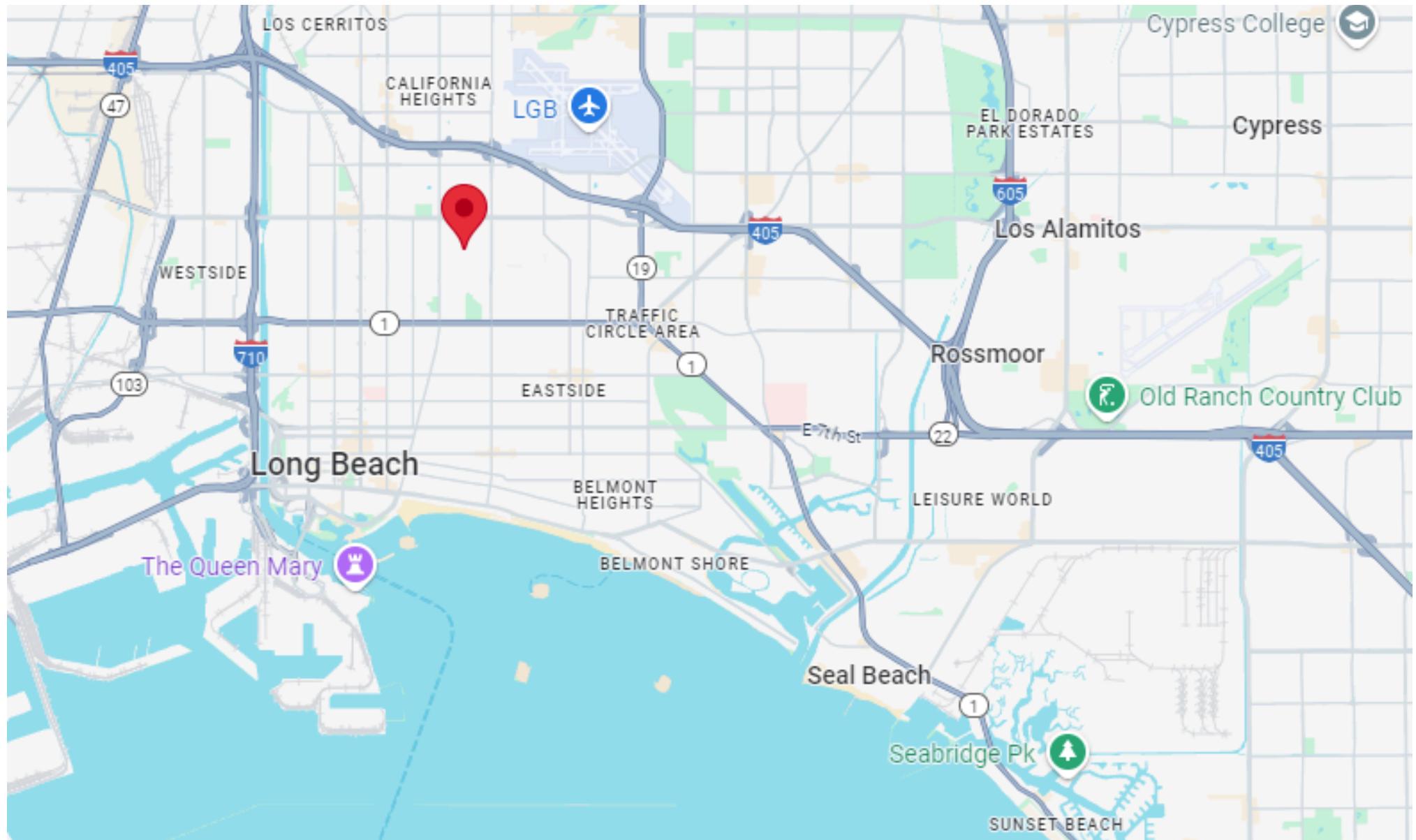
## PROPERTY PHOTOS



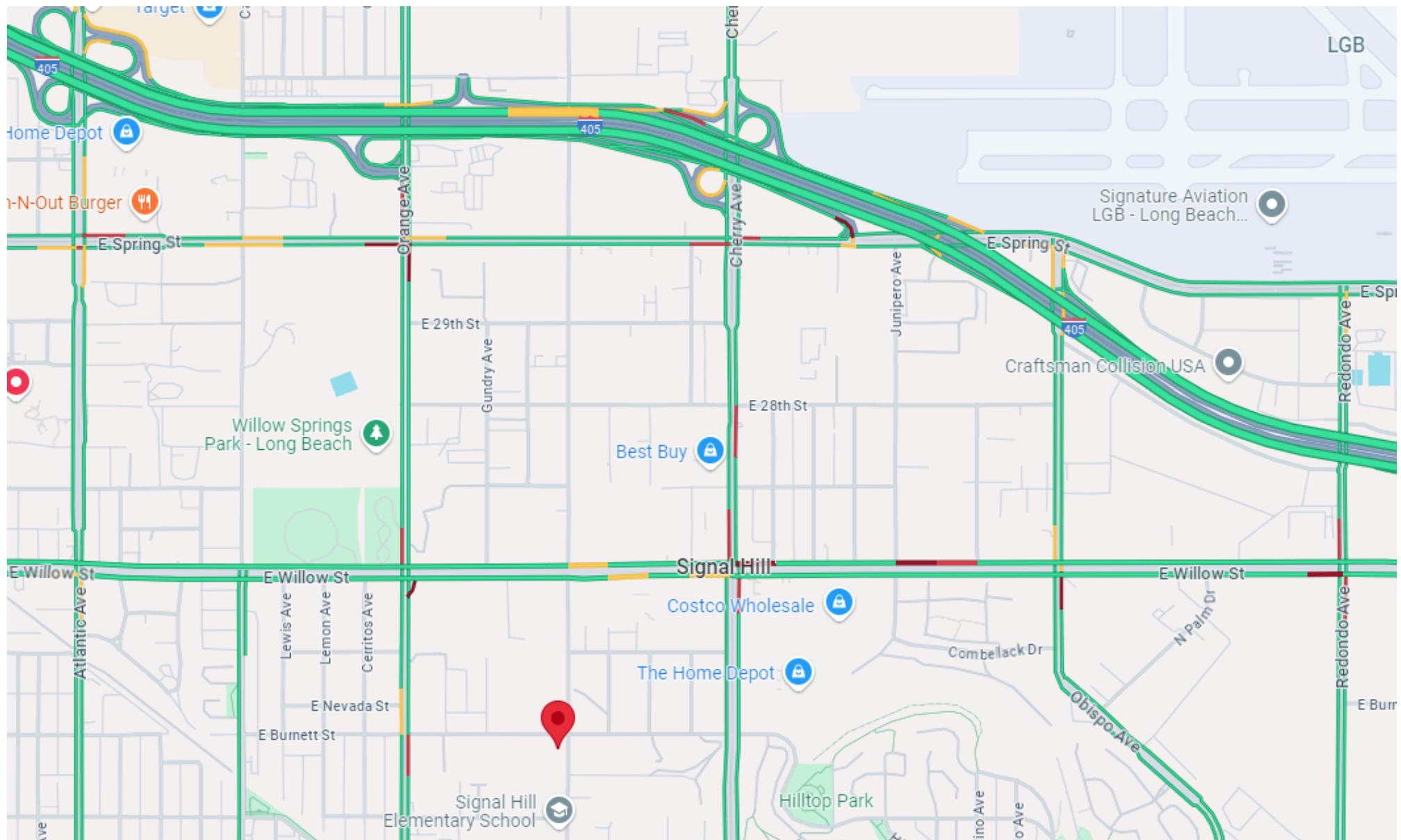
## SITE MAP



## LOCATION MAP



## LOCATION MAP



## CONTACT INFORMATION



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