



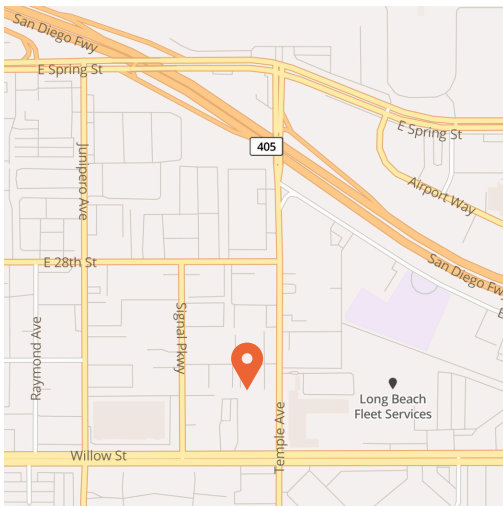
# 11,860 SF CLASS A - INDUSTRIAL FOR LEASE

2665 TEMPLE AVE  
SIGNAL HILL, CA 90755

**\$1.50 NET**

- \$0.25 Net Charges
- 914 SF Ground Floor Office, 1,084 SF Mezzanine Office (Included in total)
- 5 Year Minimum
- 3.50% Base Increases

## LISTING FEATURES



- 19 Reserved Car Parking, includes 1 handicap
- 24' Clear
- Built in 2006 - Restored in 2024
- (1) Dock & (1) Grade Level Loading
- Net to Gross Includes Taxes, Insurance, & CAM
- .45/3000 Sprinklers 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
- Zoned: CI - Commercial Industrial
- Experienced Landlord w/ Additional Buildings for Expansion
- Excellent Freeway Access
- January 2025 Occupancy

## LYONS & LYONS PROPERTIES

**Chuckie Lyons - Broker Lic. 00625110**

**Colin O'Brien - Broker Lic. 02145353**

**Arianne Lyons O'Brien - Lic. 01782526**

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



(310) 414-4500

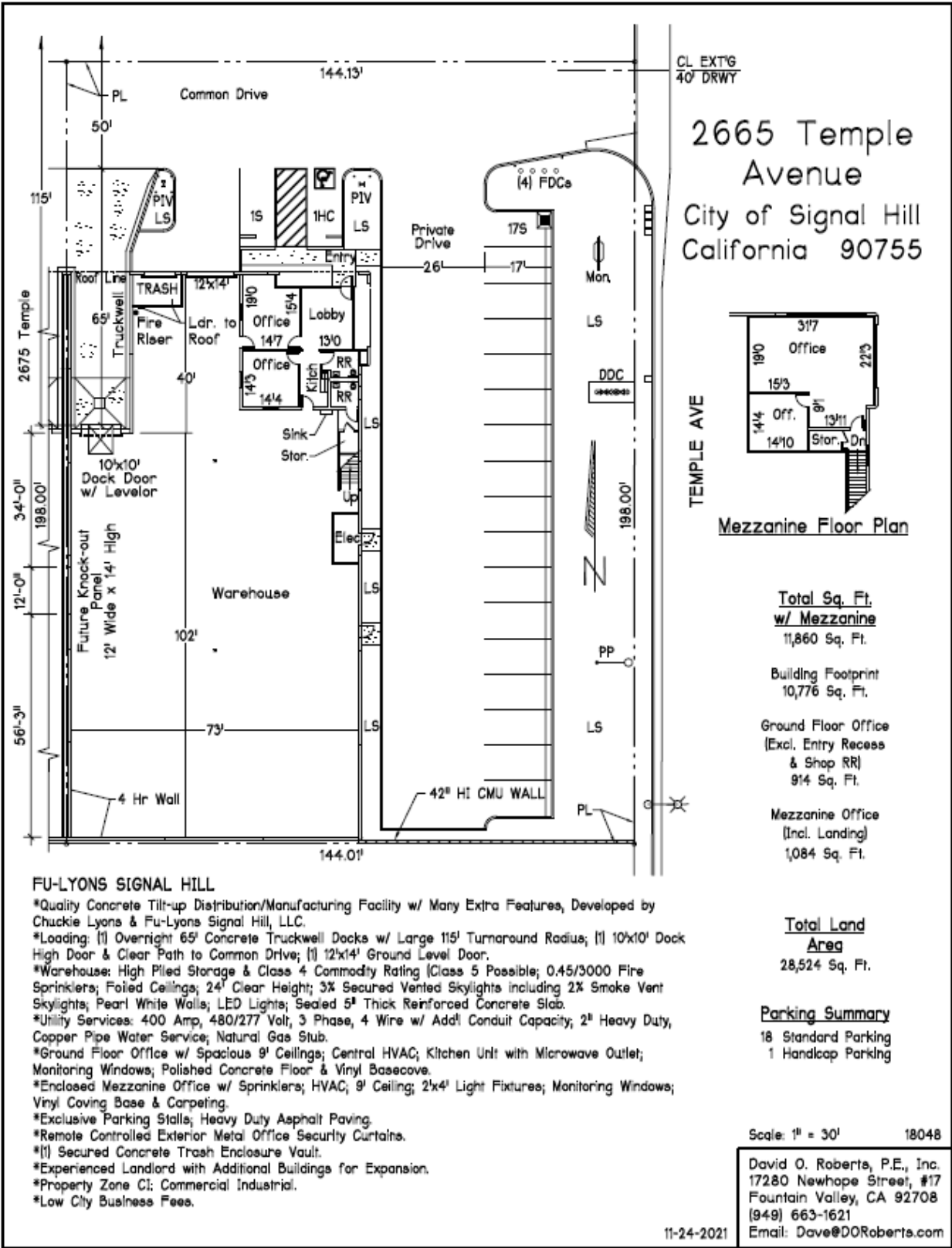
colin@lyonsandlyons.net

arianne@lyonsandlyons.net

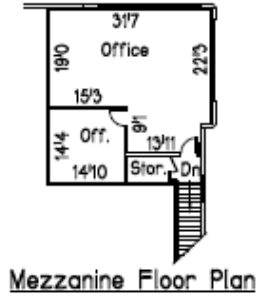
WWW.LYONSANDLYONS.NET

880 Apollo Street, Suite 227

El Segundo, CA 90245



2665 Temple Avenue  
 City of Signal Hill  
 California 90755



**Total Sq. Ft. w/ Mezzanine**  
 11,860 Sq. Ft.

**Building Footprint**  
 10,776 Sq. Ft.

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

**Mezzanine Office (Incl. Landing)**  
 1,084 Sq. Ft.

**Total Land Area**  
 28,524 Sq. Ft.

**Parking Summary**  
 18 Standard Parking  
 1 Handicap Parking

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

- 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 65' Concrete Truckwell Docks w/ Large 115' Turnaround Radius; (1) 10x10' Dock High Door & Clear Path to Common Drive; (1) 12x14' Ground Level Door.
  - \*Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); 0.45/3000 Fire Sprinklers; Foiled Ceilings; 24' Clear Height; 3X Secured Vented Skylights including 2X 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; 2x4' 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 CI: Commercial Industrial.
  - \*Low City Business Fees.

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