

# INDUSTRIAL FLEX/OFFICE CONDO FOR SALE

2847-2853 GUNDRY AVE | SIGNAL HILL, CALIFORNIA 90755



# OFFERING SUMMARY

## Property Description

Lee & Associates Los Angeles - Long Beach is pleased to present the opportunity to secure a 6959 SF Industrial Flex/ Office Condo at 2847-2853 Gundry Ave in Signal Hill, CA 90755. The location is minutes from the 405 Freeway and strategically located in between West Orange County/South Bay, and a 10-minute drive to the Long Beach Airport. In 2021 the Business Park's Association completed new exterior paint and refurbished each unit's front office/entry way. The floorplan attached shows that the space is composed of approximately 87% two story office space that is well maintained and has HVAC running throughout the building. There are two (2) ground level loading doors at 12' x 14'.

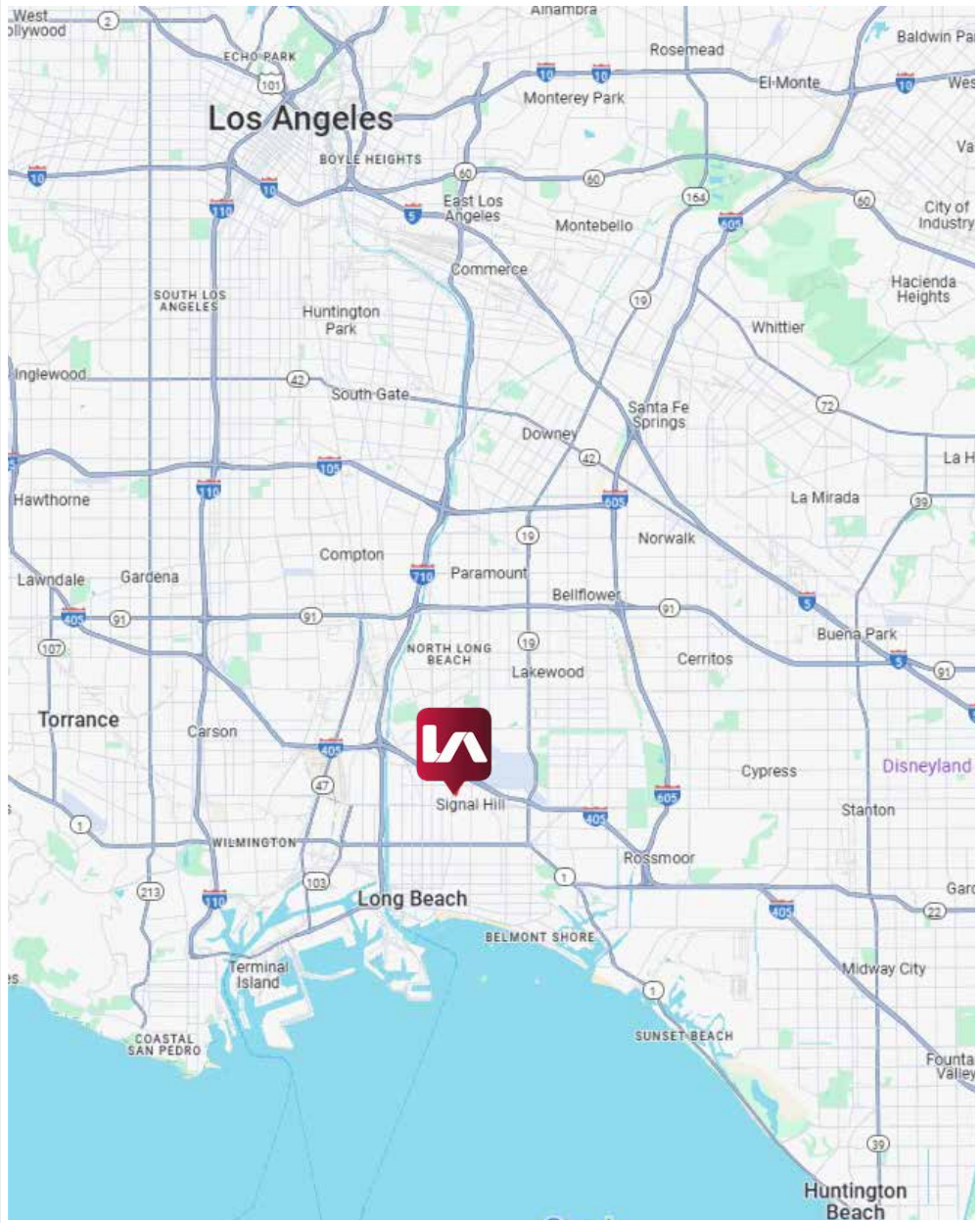
## 2847-2853 Gundry Ave

ADDRESS	2847-2853 Gundry Ave, Signal Hill, California
PRICE	\$2,200,000
RSF	±6,959 SF
2ND STORY	±3,241 SF Fully Built Out Office Mezzanine
LAND AREA	Part of a Larger Business Park
POWER	150 Amps / 120/208 Volt / 3 Phase / 4 Wire (verify)
CLEAR HEIGHT	7' - 18' Clearance
YEAR BUILT	1981 (Refurbished in 2021)
LOADING	2 Ground Level Loading Doors (12' X 14')

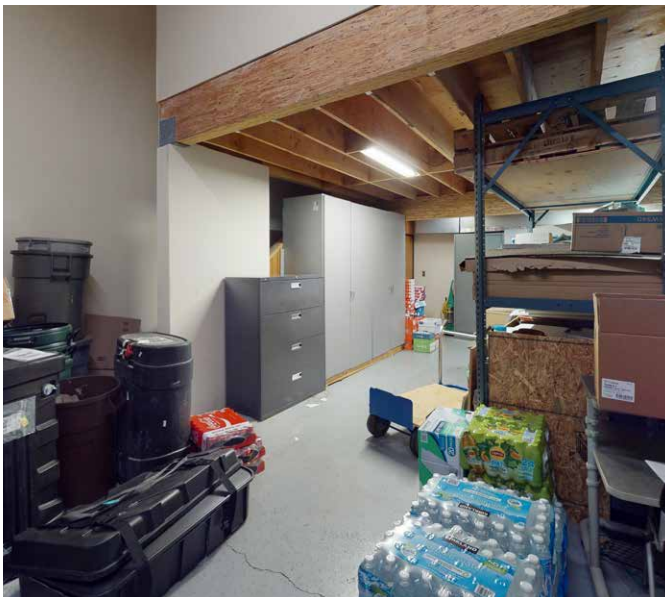
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[\*\*CLICK TO VIEW 3D MATTERPORT TOUR\*\*](#)

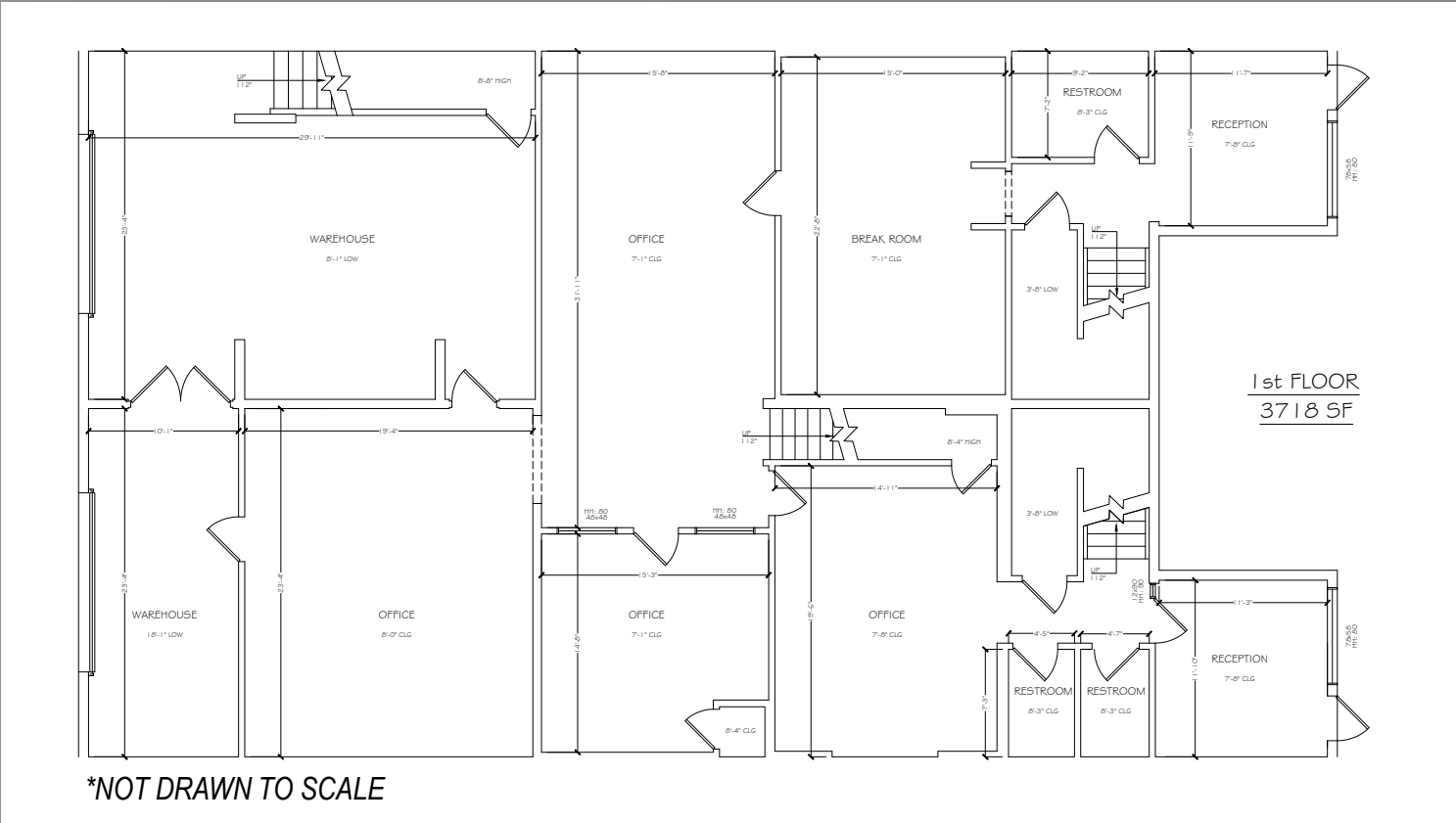
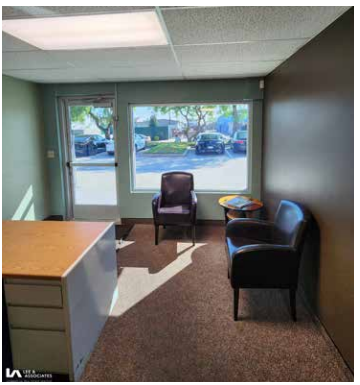
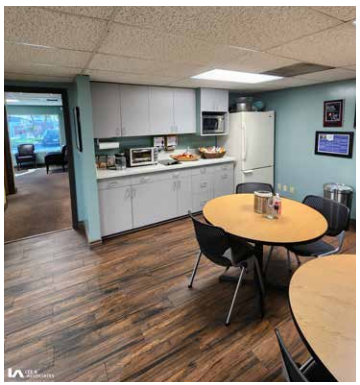
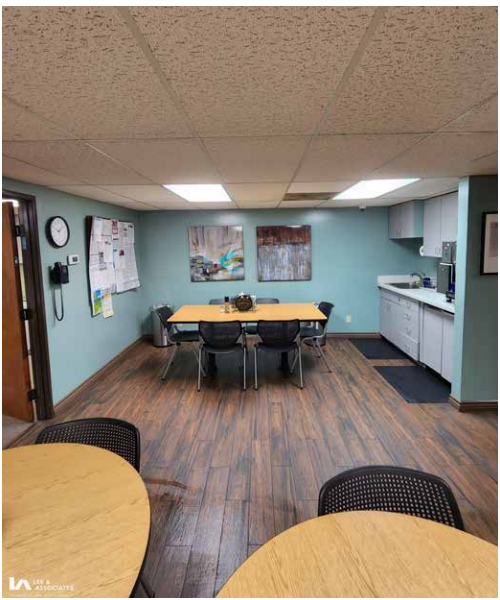
# LOCATION



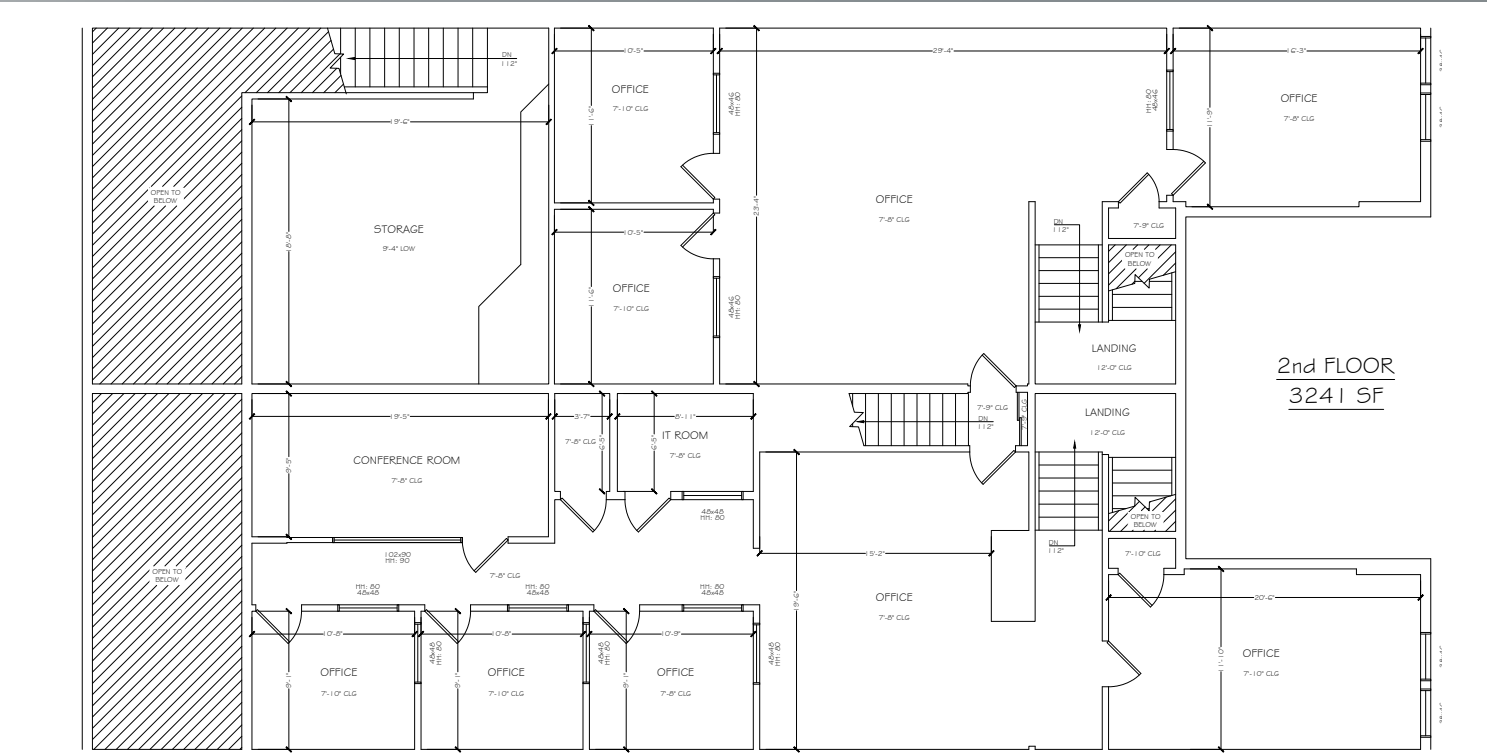
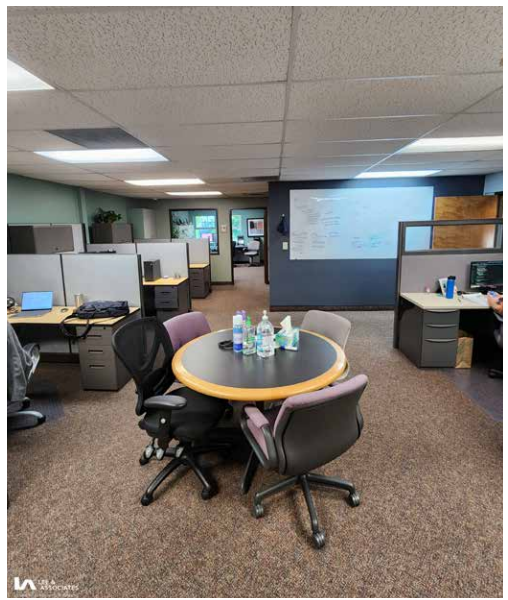
# INTERIOR



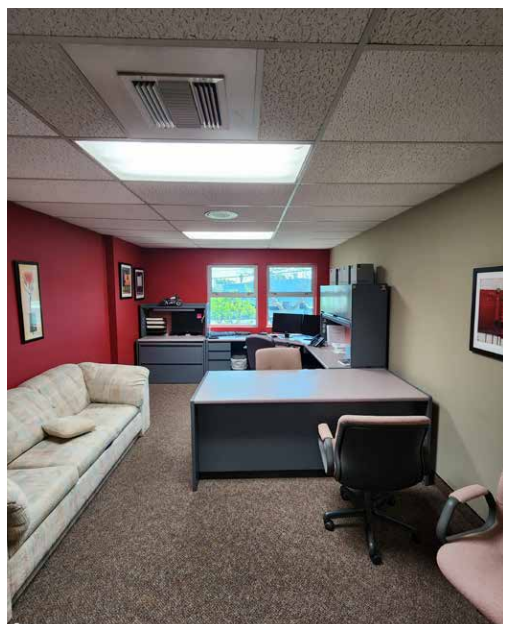
# FIRST FLOOR



# SECOND FLOOR



\*NOT DRAWN TO SCALE





## ABOUT SIGNAL HILL

Signal Hill, completely surrounded by the City of Long Beach, had been located in unincorporated Los Angeles County. In 1924, in order to avoid Long Beach's per-barrel tax on oil, Signal Hill's founding fathers voted for incorporation. Right from the beginning, Signal Hill proved to be a progressive city, electing Mrs. Jessie Nelson as the City's first mayor.

The City of Signal Hill is 2.2 square miles, located 30 miles southeast of Los Angeles International Airport and next to Long Beach Municipal Airport.

Signal Hill is home to 11,848 people.

Signal Hill has no utility tax and also boasts one of the lowest business taxes in Los Angeles County. It also has no Mello-Roos Assessment Districts. Total county property taxes are 1% of purchase price.

For more information, please visit:  
<https://www.cityofsignalhill.org/>



Encompasses  $\pm$ 2.2  
Square Miles



Population  $\pm$ 11,848  
(2020 Census)



Median Annual  
Household  
Income \$96,385

2853

**2847-2853**

**GUNDRY AVENUE**  
SIGNAL HILL, CA 90755

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



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