

INDUSTRIAL FLEX/OFFICE CONDO **FOR SALE**

2847-2853 GUNDRY AVE | SIGNAL HILL, CALIFORNIA 90755



**CAN BE SOLD
TOGETHER OR
SEPARATELY**



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	\$1,450,000.00
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')

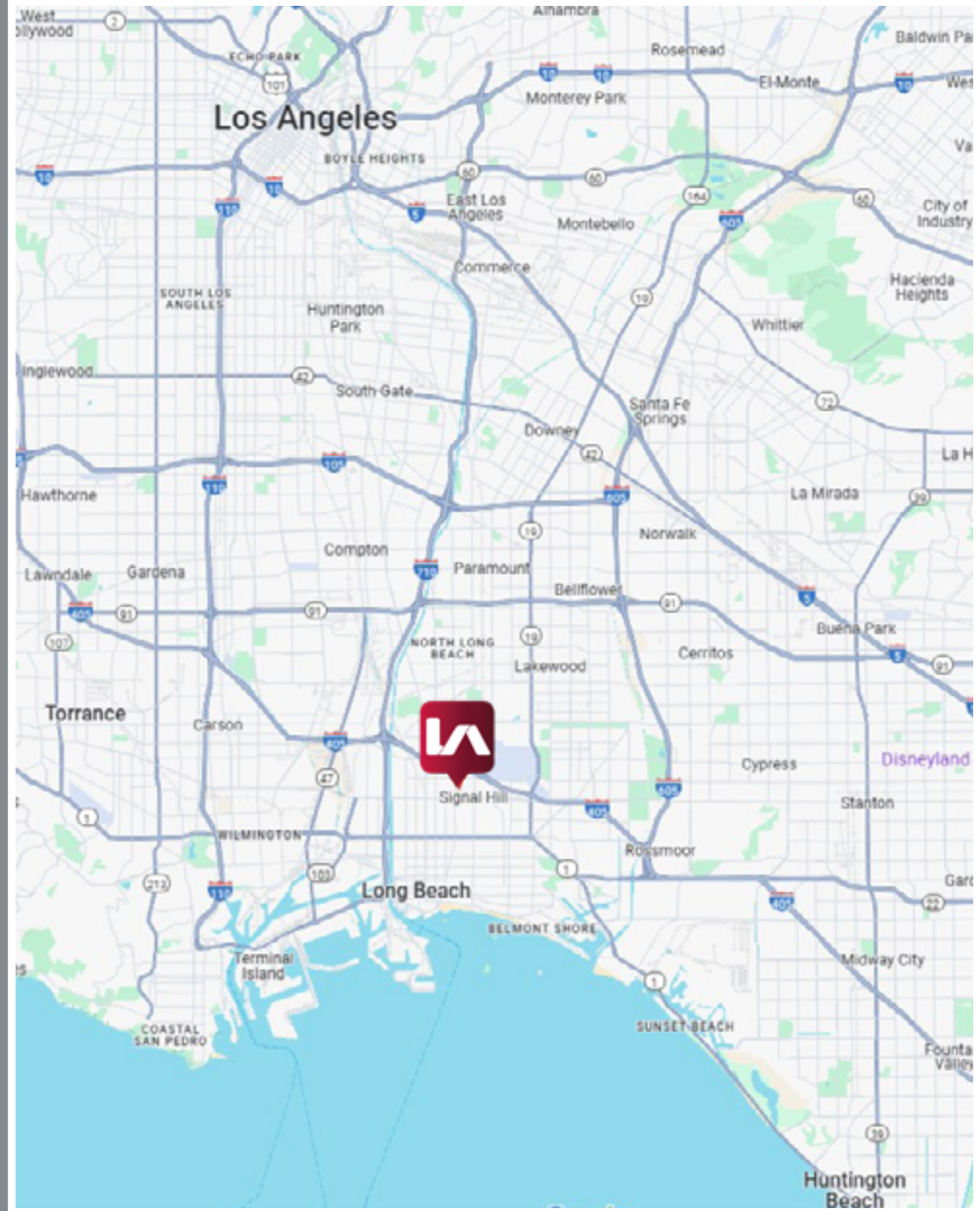
- | | |
|-----------------|---|
| 2847 GUNDRY AVE | <ul style="list-style-type: none">• PRICE: \$725,000• RSF: ±3,478 SF |
|-----------------|---|

- | | |
|-----------------|---|
| 2853 GUNDRY AVE | <ul style="list-style-type: none">• PRICE: \$725,000• RSF: ±3,479 SF |
|-----------------|---|

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CLICK TO VIEW 3D MATTERPORT TOUR

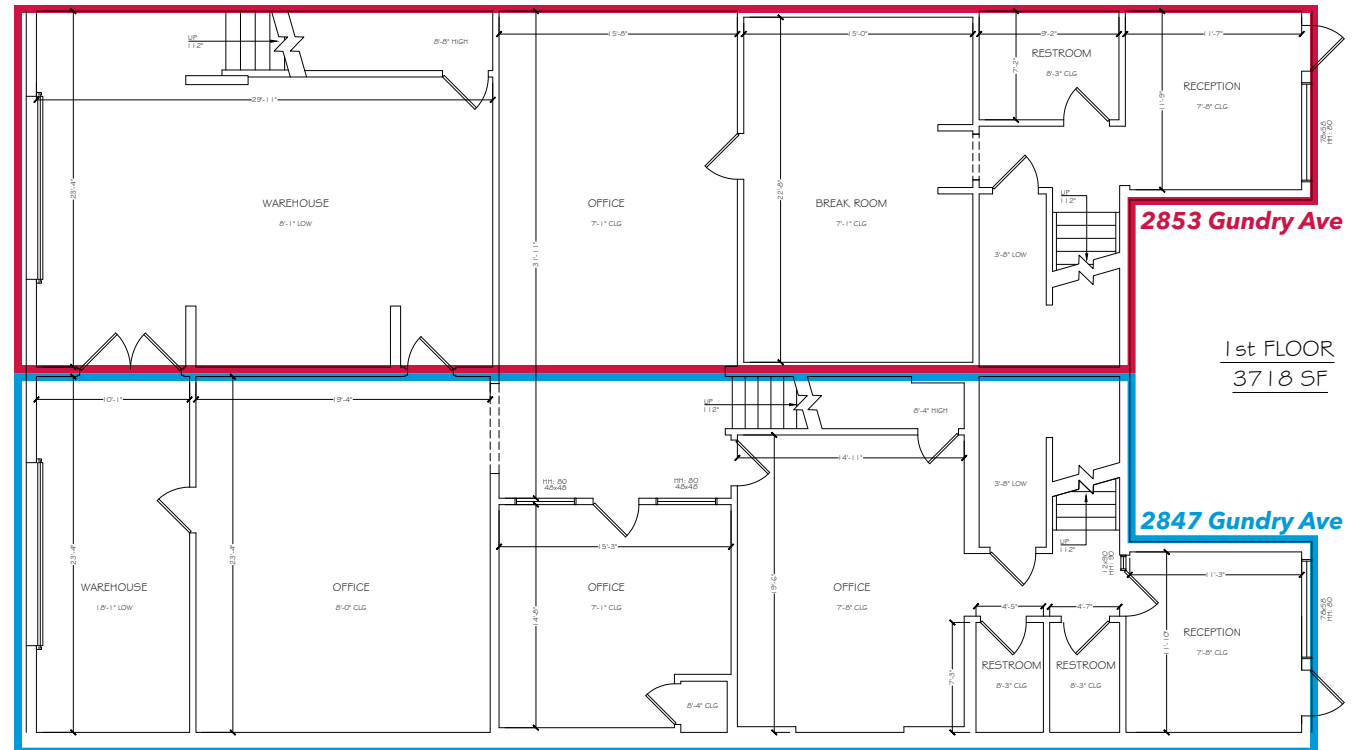
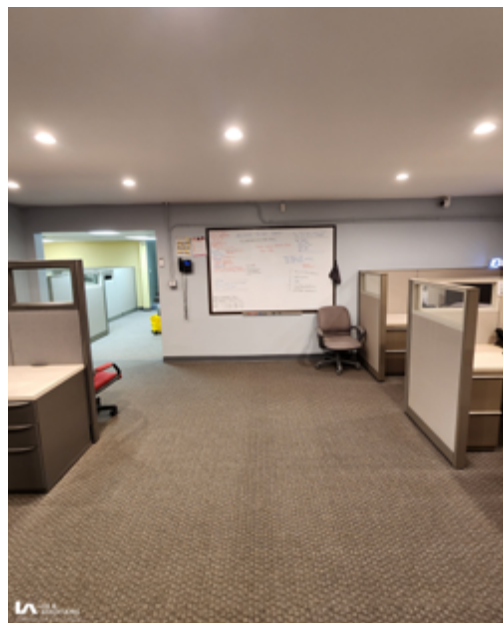
An aerial photograph of an industrial area. A large, long, white industrial building with a grey roof is the central focus. A red rectangular box highlights a section of the building's roof, with a red arrow pointing from a red circle to the box. Above the box, a red banner contains the text "SUBJECT PROPERTY". In front of the building is a wide street with many parked cars, labeled "Gundry Ave". To the left of the main building is a large, flat, brown area with stacks of materials. To the right is another industrial building and a parking lot. The bottom left corner has the text "©GOOGLE EARTH 2022".



INTERIOR

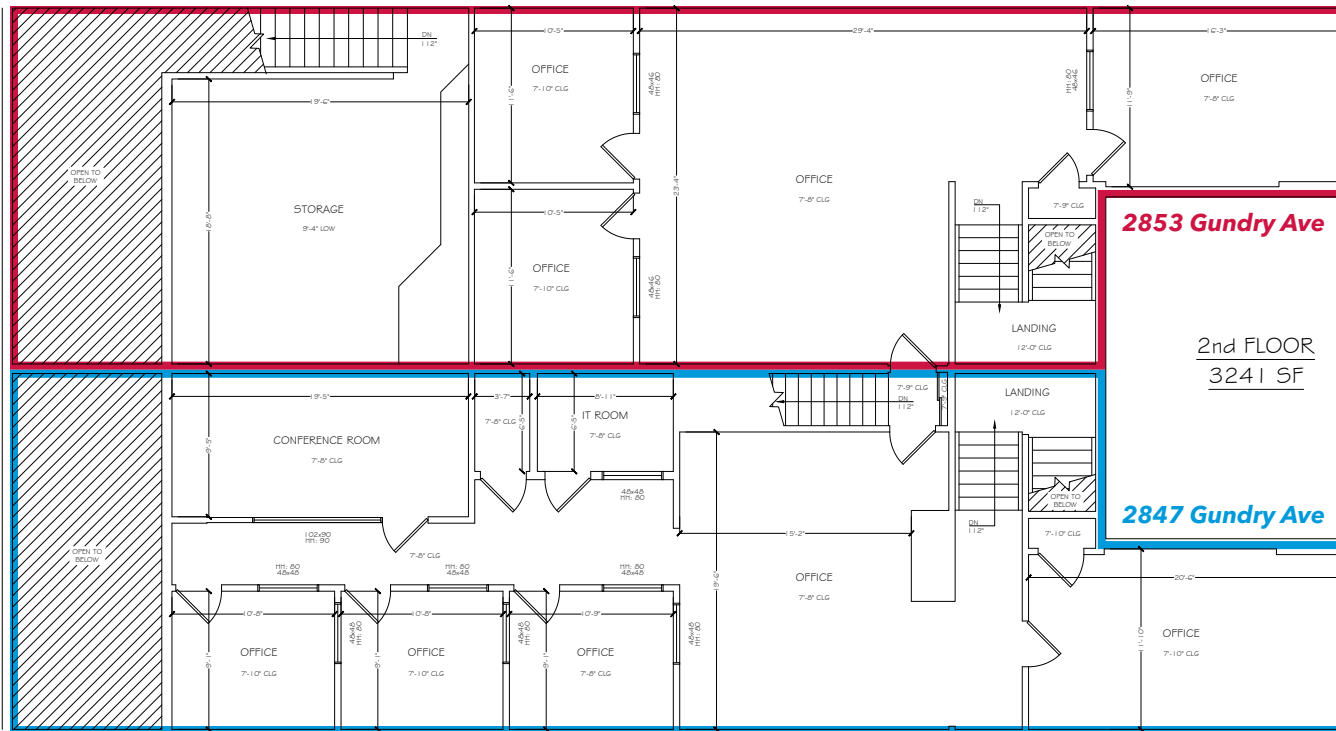
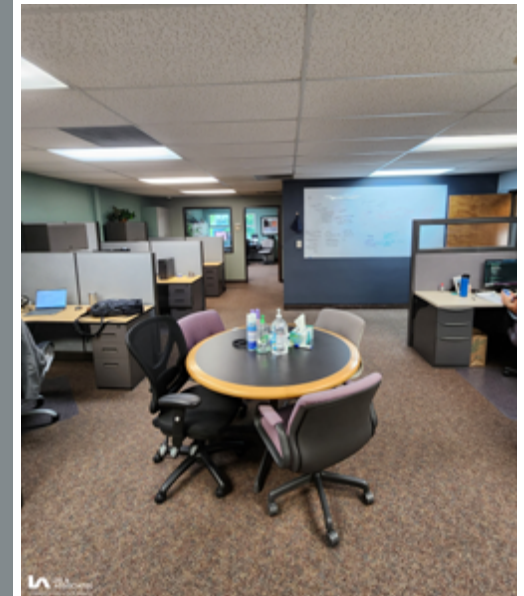
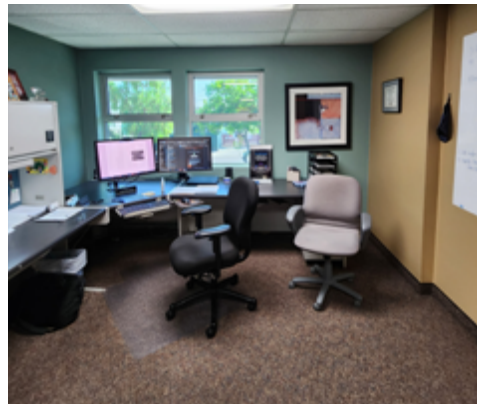


FIRST FLOOR



**NOT DRAWN TO SCALE*

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 ± 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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ASSOCIATES**

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