

FOR LEASE

SIGNAL HILL

2700 Rose Ave

2300 Walnut Ave

2698 Junipero Ave

Walnut Avenue Business Park



SIGNAL HILL



OVERVIEW

Explore a versatile range of office, flex, and warehouse suites, catering to diverse business needs. This portfolio is comprised of suites ranging from 1,200 SF to 3,299 SF, providing flexibility for various business sizes. Each unit has Individual suite identification for easy navigation and professional presence.

PROPERTY INFO

- Enjoy the convenience of free on-site parking and 24-hour access.
- Access your space effortlessly through grade-level overhead doors.
- Proximity to Long Beach Airport and the Port of Los Angeles for efficient logistics.
- Excellent freeway access, connecting seamlessly to I-405, and I-605.
- Strategic location near major banks and postal facilities, ensuring accessibility to essential services.

SIGNAL HILL



AVAILABLE UNITS

WALNUT AVE BUSINESS PARK

Address	Suite	Total SF	Lease Rate	Lease Type	Bathroom
1406 E 33rd St	1406	1,200	\$1.80	NNN	1
1410 E 33rd St	1410	1,200	\$1.80	NNN	1
1414 E 33rd St	1414	2,525	\$1.80	NNN	1
1458 E 33rd St	1458	2,720	\$1.80	NNN	1
1506 E 33rd St	1506	1,280	\$1.80	NNN	1
3299 Walnut Ave	3299	3,200	\$1.80	NNN	2

2700 ROSE AVE

Address	Suite	Total SF	Lease Rate	Lease Type	Bathroom
2700 Rose Ave	J	2,400	\$1.80	NNN	1

2698 JUNIPERO AVE

Address	Suite	Total SF	Lease Rate	Lease Type	Bathroom
2698 Junipero Ave	106	1,392	\$1.80	NNN	1
2698 Junipero Ave	116	1,392	\$1.80	NNN	1
2698 Junipero Ave	201A	2,700	\$1.45	NNN	1

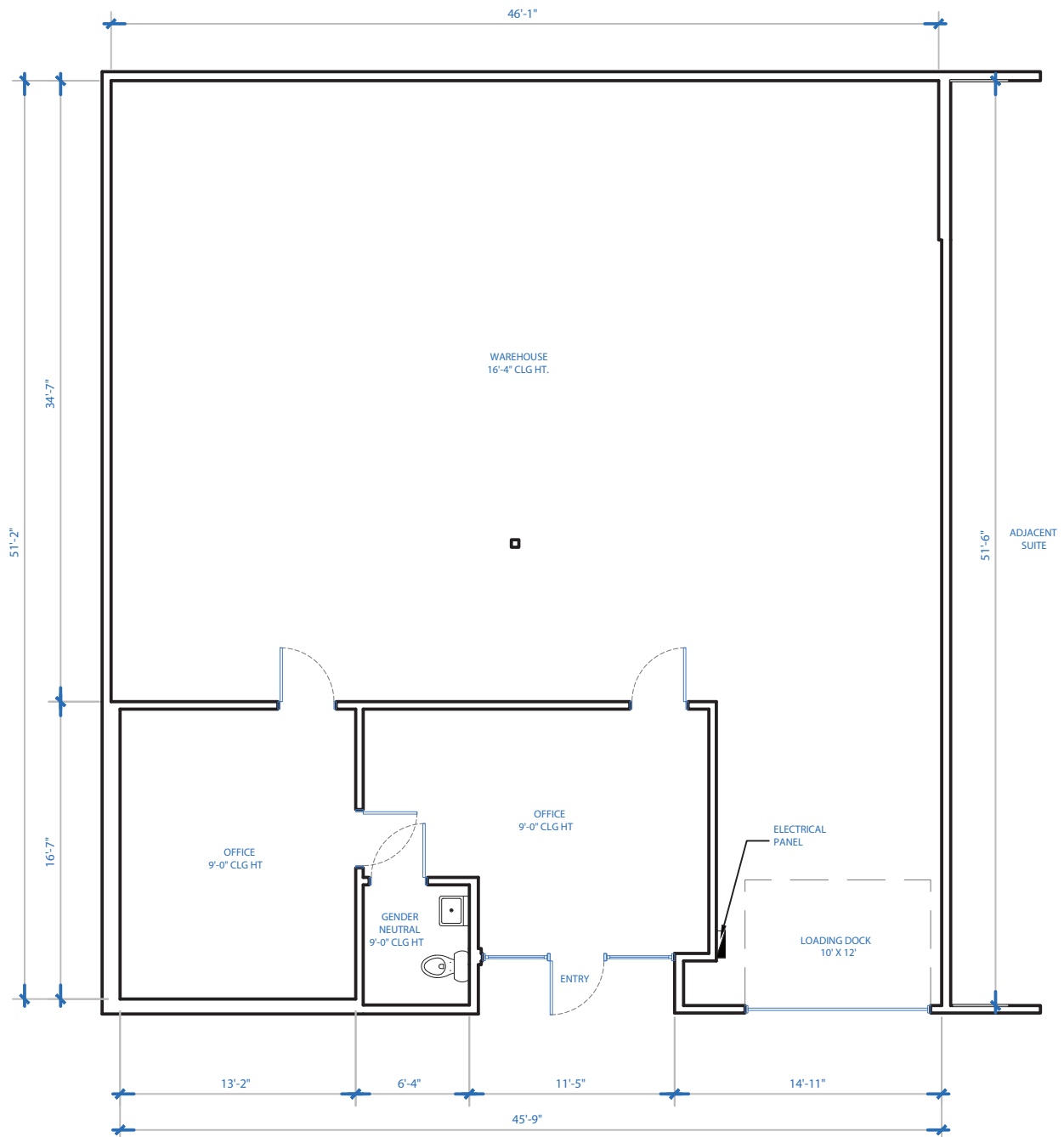
2300 WALNUT AVE

Address	Suite	Total SF	Lease Rate	Lease Type	Bathroom
2300 Walnut	C	2,000	\$1.80	NNN	1
2300 Walnut	H	1,250	\$1.80	NNN	1
2300 Walnut	K	1,556	\$1.80	NNN	1



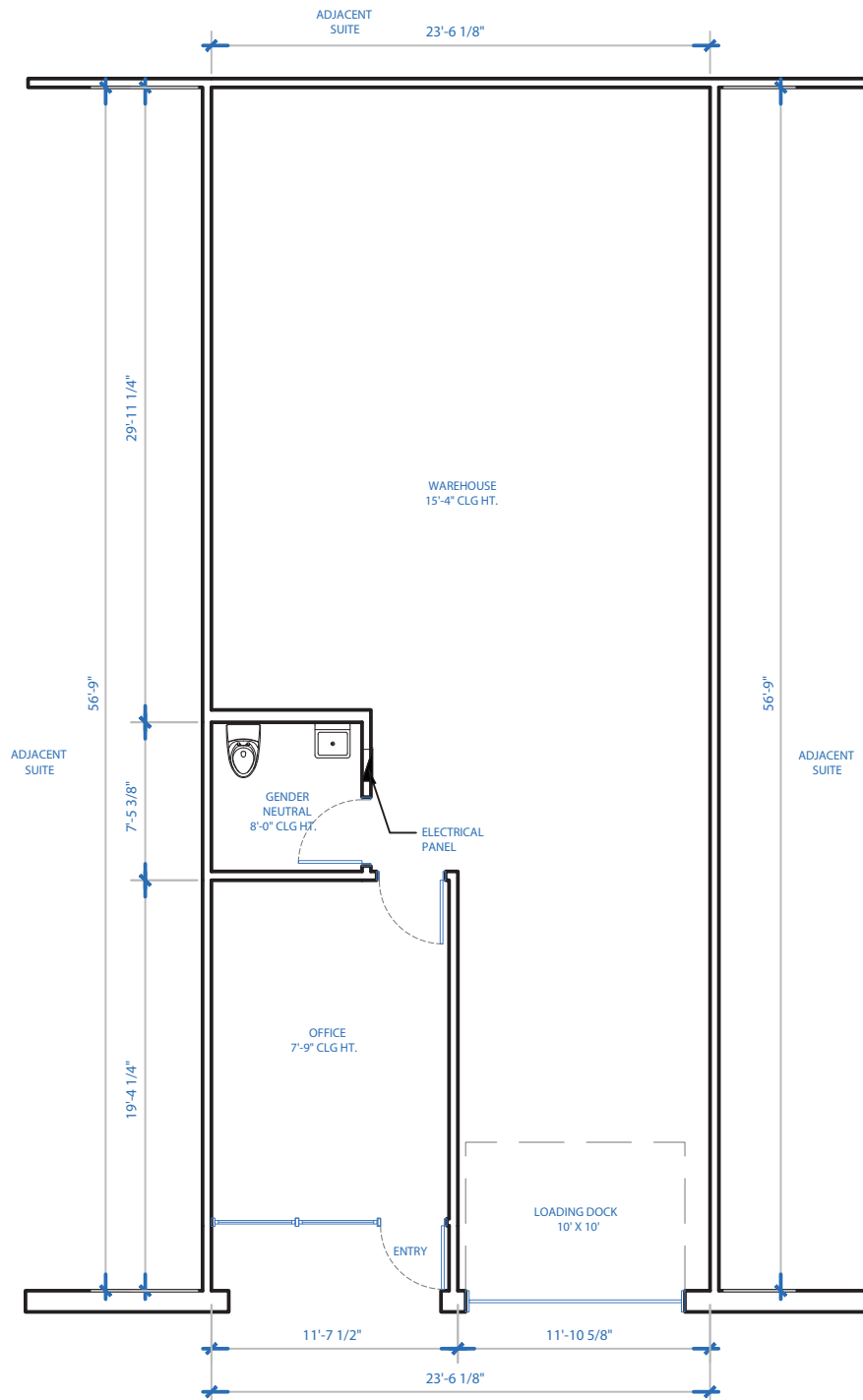
ROSE AVENUE SITE PLAN

2700 Rose Ave, Signal Hill, CA 90755



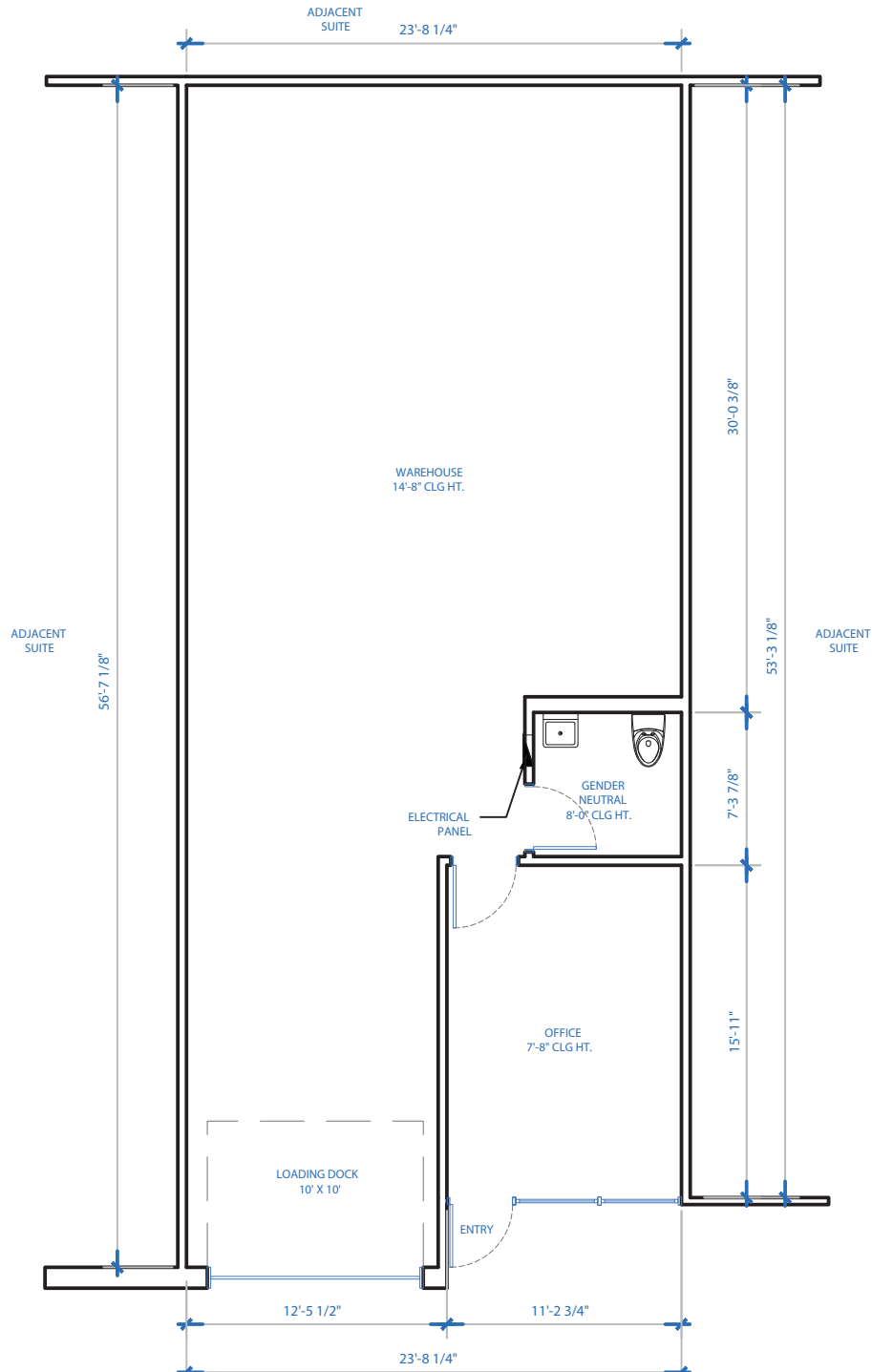
JUNIPERO AVENUE SITE PLAN

2698 Junipero Ave, Signal Hill, CA 90755



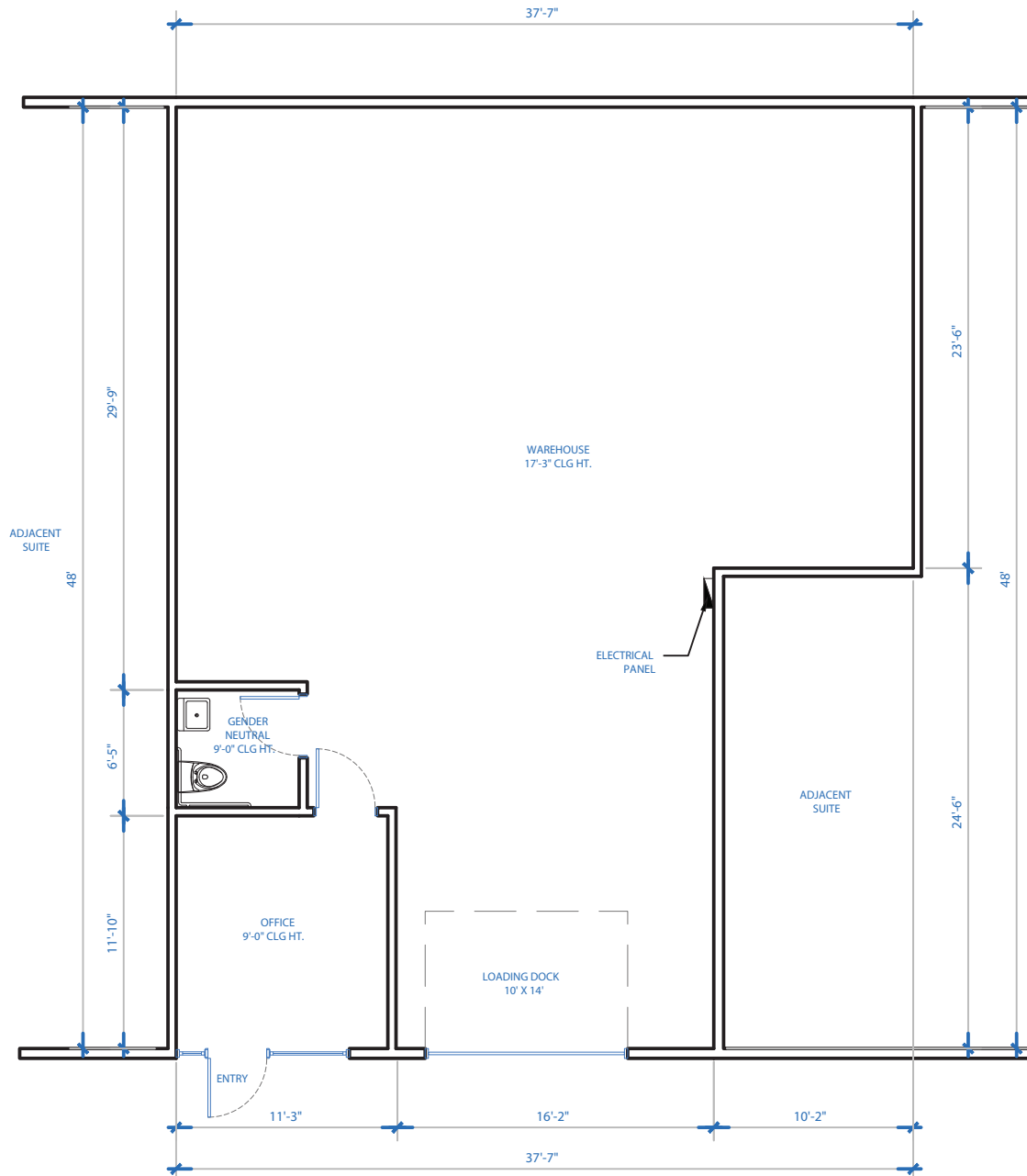
JUNIPERO AVENUE SITE PLAN

2698 Junipero Ave, Signal Hill, CA 90755



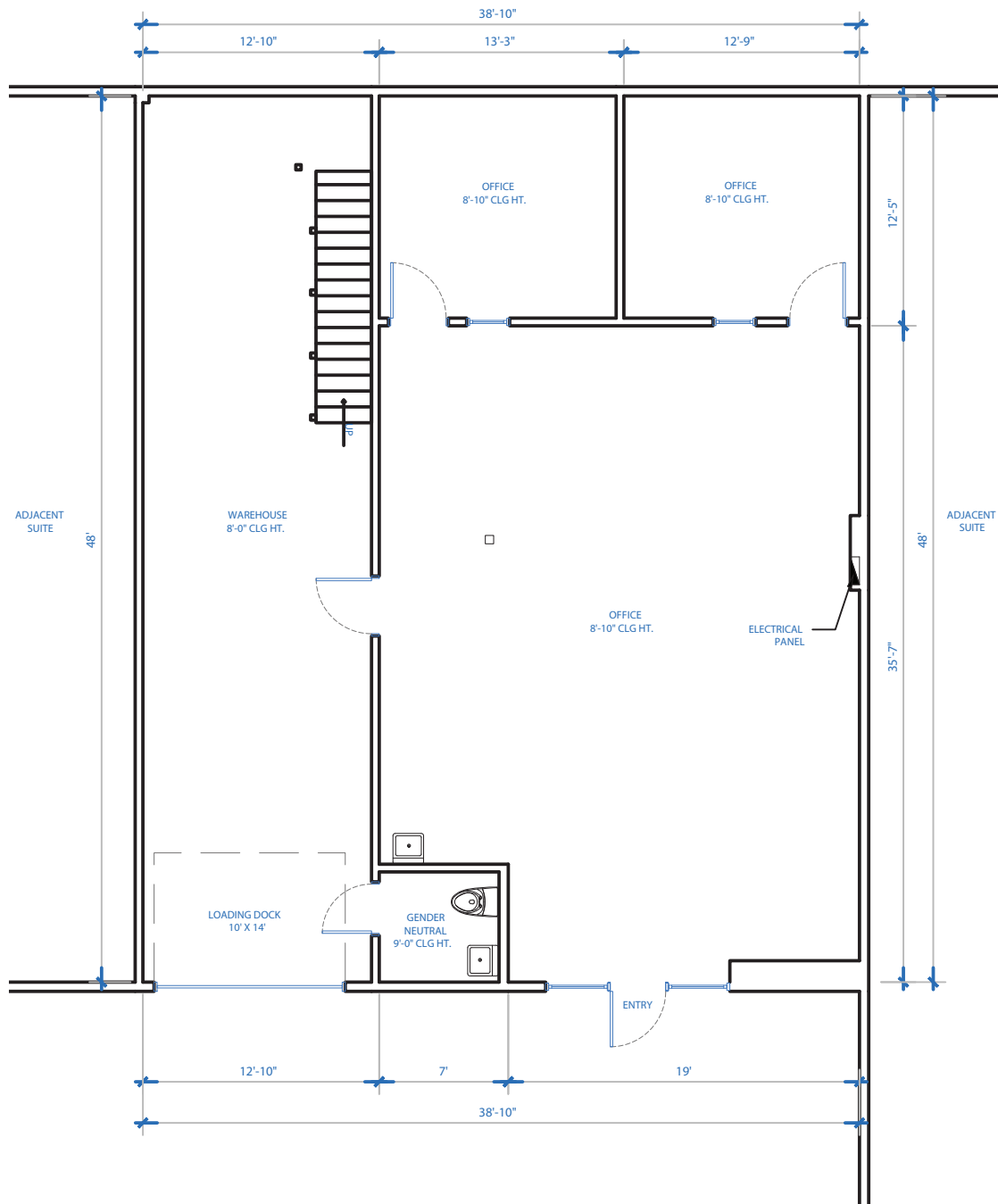
WALNUT AVENUE SITE PLAN

2300 Walnut Ave, Signal Hill, CA 90755



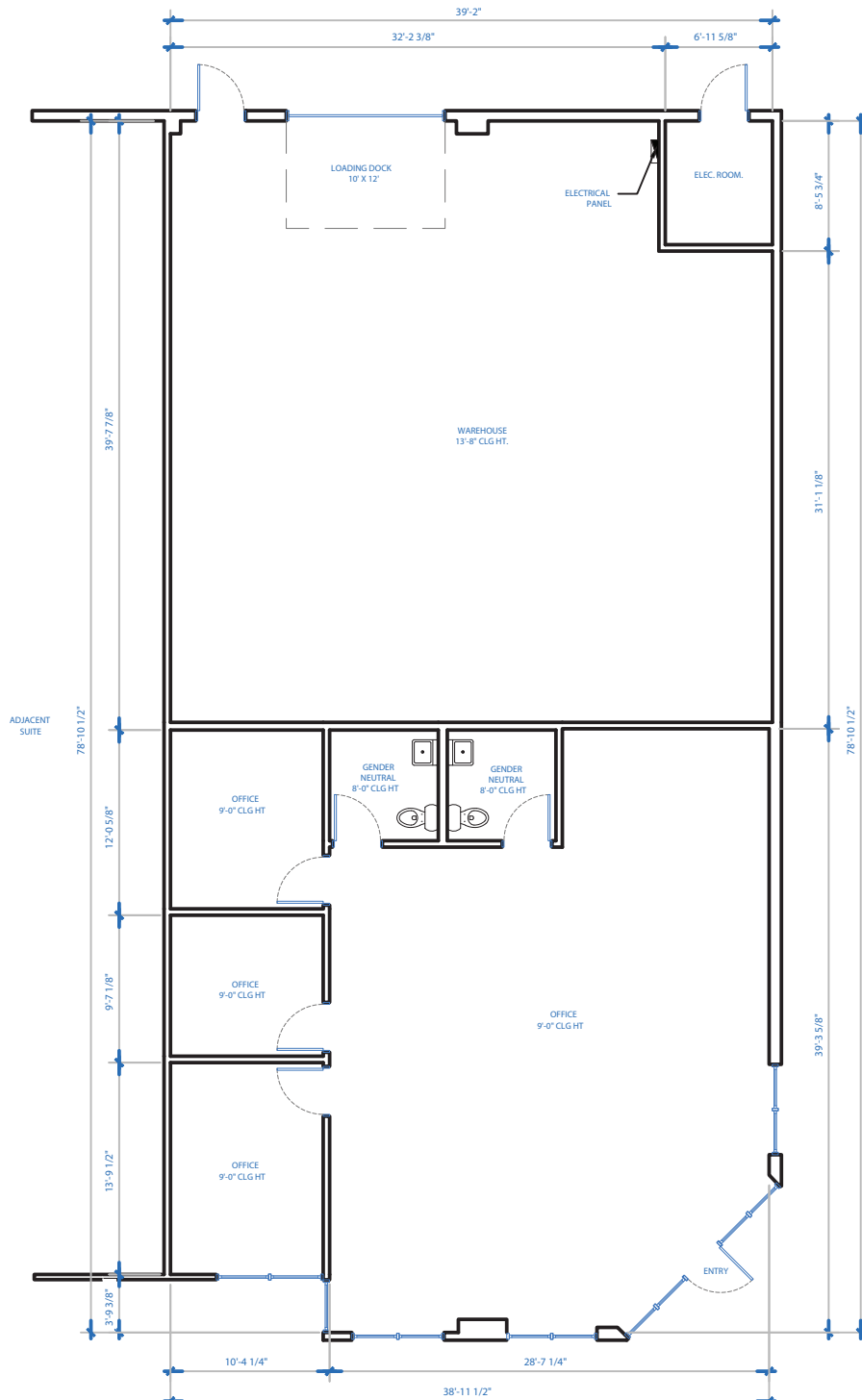
WALNUT AVENUE SITE PLAN

2300 Walnut Ave, Signal Hill, CA 90755



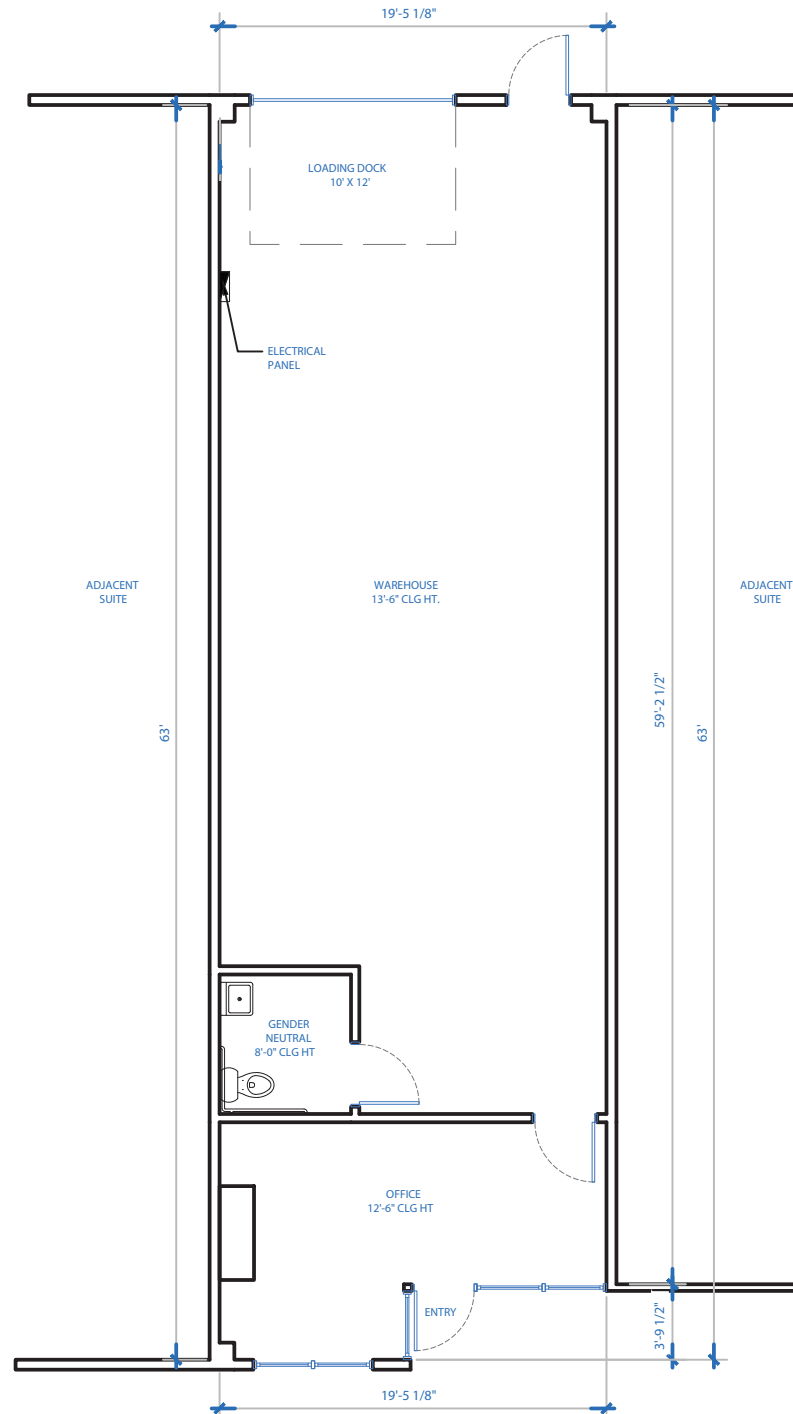
WALNUT AVENUE BUSINESS PARK SITE PLAN

3299 Walnut Avenue, Signal Hill, CA 90755



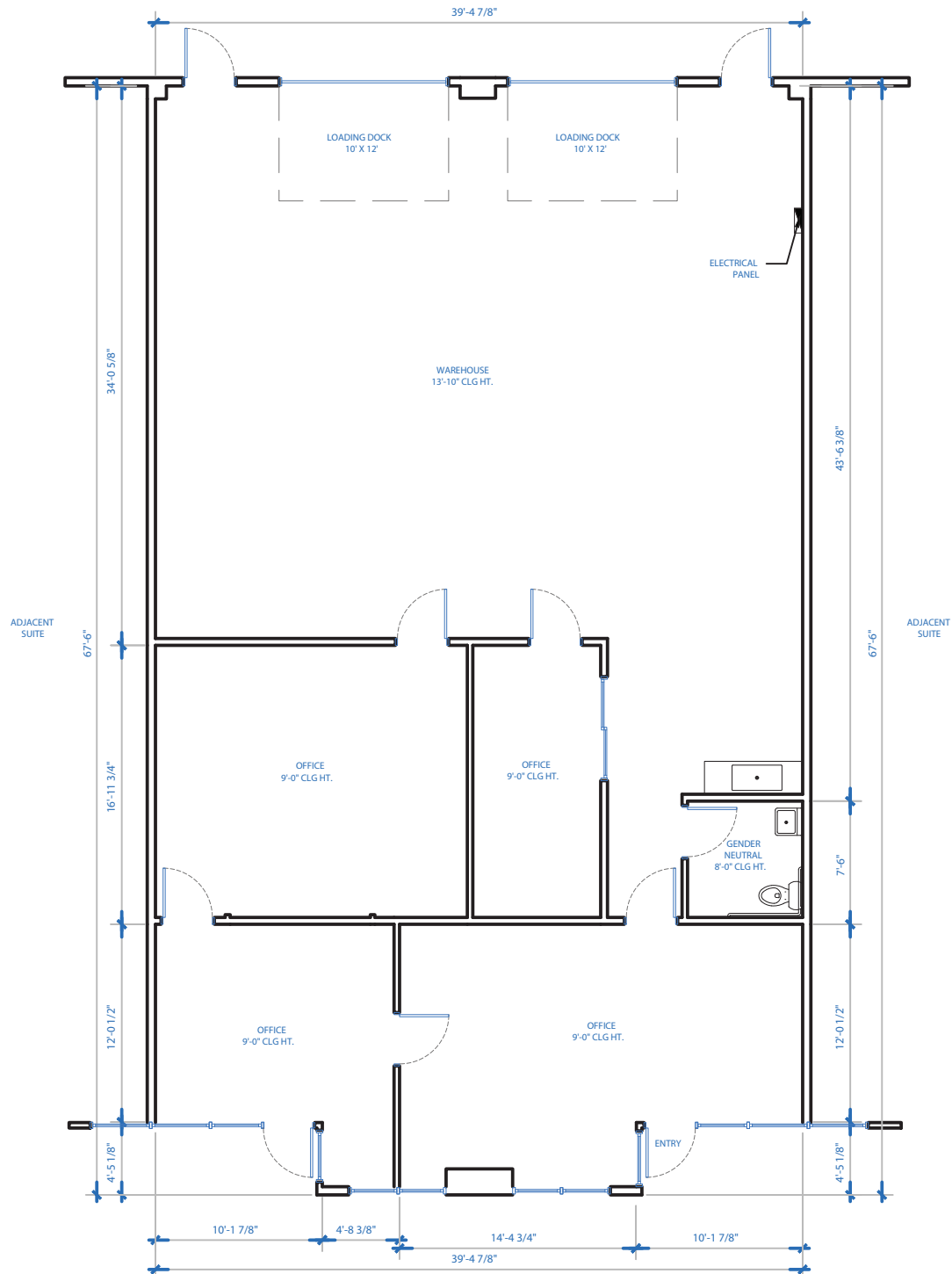
WALNUT AVENUE BUSINESS PARK SITE PLAN

1506 E 33rd Street, Signal Hill, CA 90755



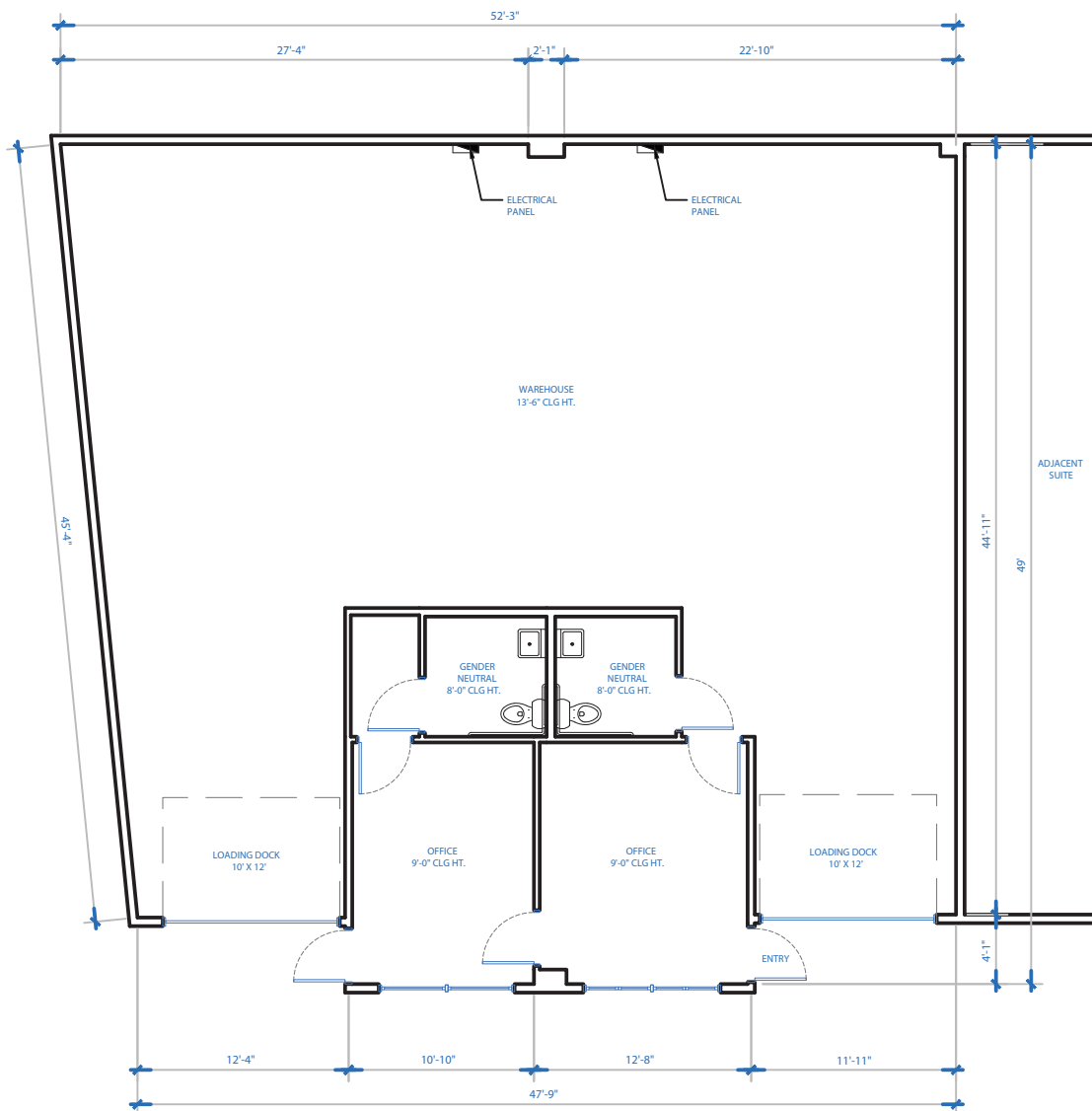
WALNUT AVENUE BUSINESS PARK SITE PLAN

1456 E 33rd Street, Signal Hill, CA 90755



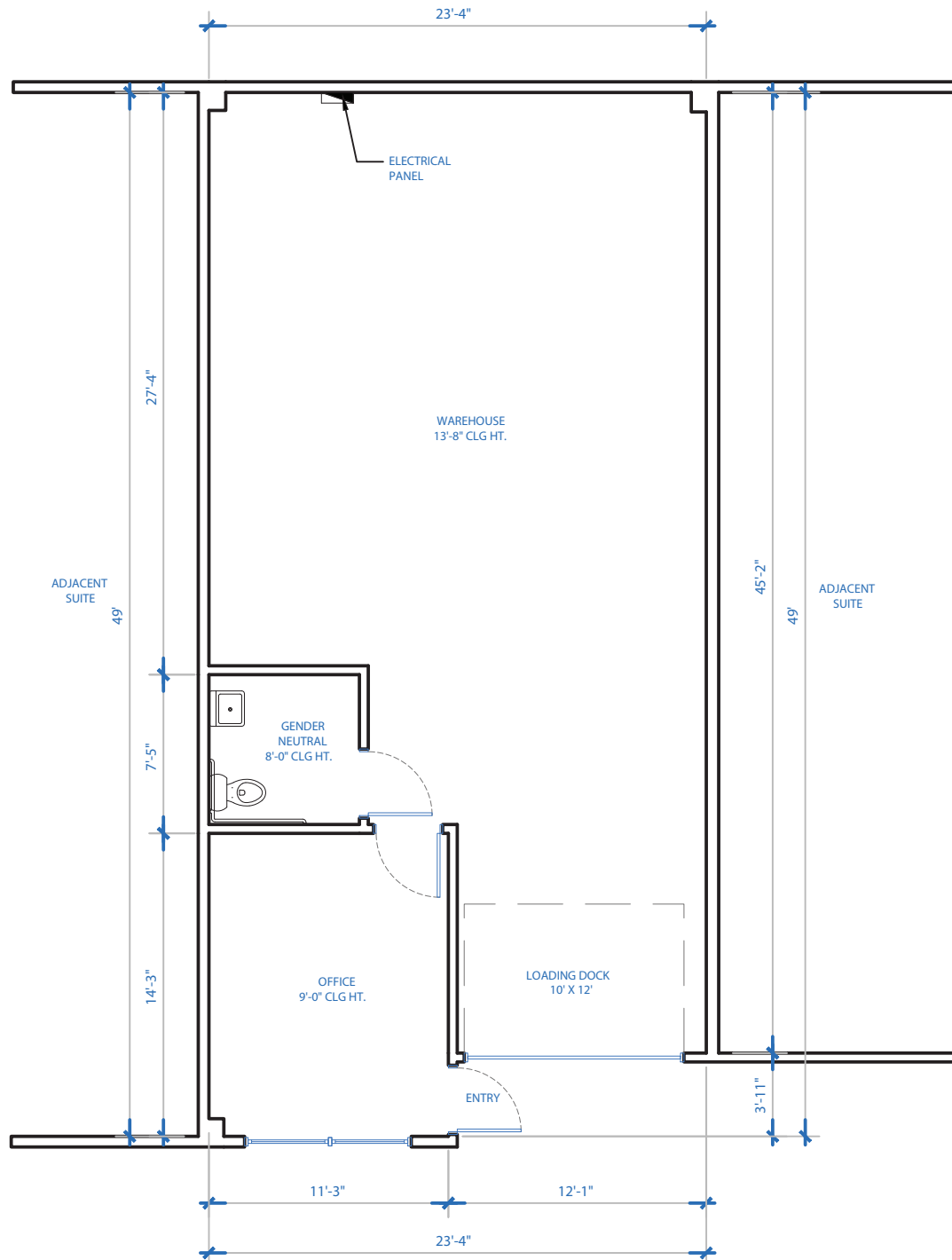
WALNUT AVENUE BUSINESS PARK SITE PLAN

1414 E 33rd Street, Signal Hill, CA 90755



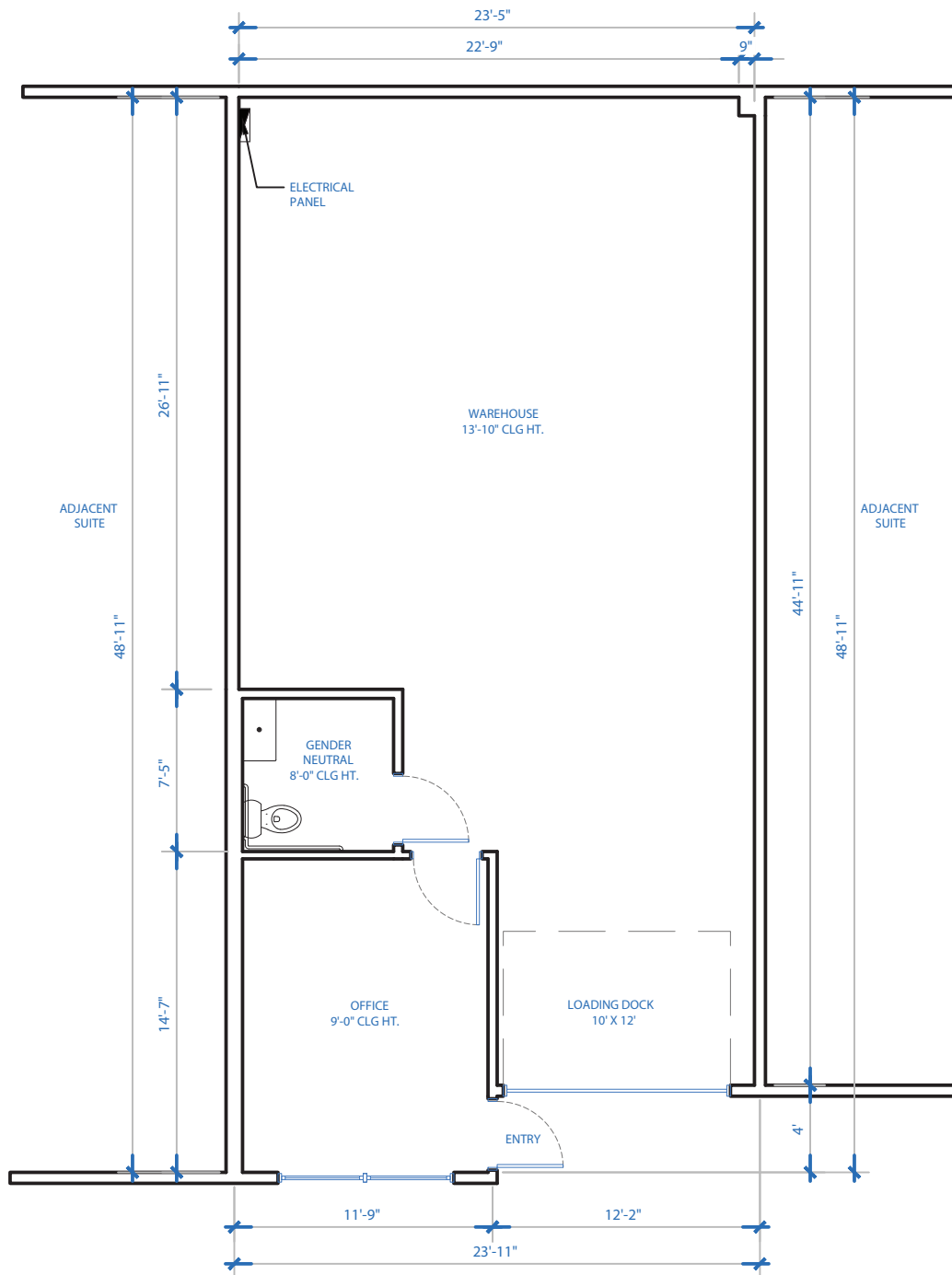
WALNUT AVENUE BUSINESS PARK SITE PLAN

1410 E 33rd Street, Signal Hill, CA 90755



WALNUT AVENUE BUSINESS PARK SITE PLAN

1406 E 33rd Street, Signal Hill, CA 90755



SIGNAL HILL

2700 Rose Ave

2300 Walnut Ave

2698 Junipero Ave

Walnut Avenue Business Park



Explore the possibilities, convenience, and potential for growth at our Signal Hill Industrial Properties. Join a community where flexibility, access, and strategic location converge for the success of your business.
