

Industrial For Lease - Available

Available SF: 11,911
Total Building SF: 11,911



Address: 2665 Temple Ave, Signal Hill, CA 90755
Cross Streets: E. Willow St/Temple Ave.

Prime Signal Hill Location
Immediate Access To 405 Freeway And L.B. Airport
Centrally Located Between LA And Orange Counties
Dock & Ground Loading
24' Hi Storage / .45 Sprinklers W/Smoke Vents
Offices W/Electric Entry Gate & Kitchen

Lease Rate/SF: \$.56
Lease Type: Net
Available SF: 11,911
Const Status/Yr Blt: Existing/2006
Region: LA South
Zoning: LI

Lease Rate/Month: \$6,670
Sublease: No
Office SF / #: 1,991 / 3
Construction Type: Tilt-up
Specific Use: Light Industrial
Lot Size: 28,524 SF / 0.65 AC

Taxes: \$0.58/sf, Yr 2009-2010
Possession: Now
Minimum SF: 11,911
Parking: Spaces: 19
Thomas Guide: 795-H2
APN #: 7212-023-003

Ground Level Drs: 1 / 12X14
Sprinklered: Yes
Finished Ofc Mezz: 1,094 sf
Include In Avail: Yes
Rail Service: No

Dock High: 1 / 10x10
Yard: No
Unfinished Mezz: No
Include In Avail: No
Heat/Cool: None

Clear Height: 24
Amps: 400
Volts: 277-480
Phase: 3 **Wire:** 4
Office Air: Yes **Office Heat:** Yes
To Show: Call Agent

Listing Company: Lyons & Lyons Properties - Paramount (562) 531-4000
Agents: Chuckie Lyons (562) 531-4000x 88
Property/Listing/Ste #: 1122667/423092/945746 **Listing Date:** 03/09/2010

FTCF: AP600Y350S000/AOAA

Notes: Vacant. Lease Terms: 5 Yr Min W/Annual Adj. 3% skylights (2% smoke vents). Heavy duty mezz storage. Class 5 high pile storage psbl. \$.19 net to gross includes tax, ins, CAM & HVAC. Truckwell. Sprinklers: .45/3000. Sp. Feat: Part of Industrial Park.

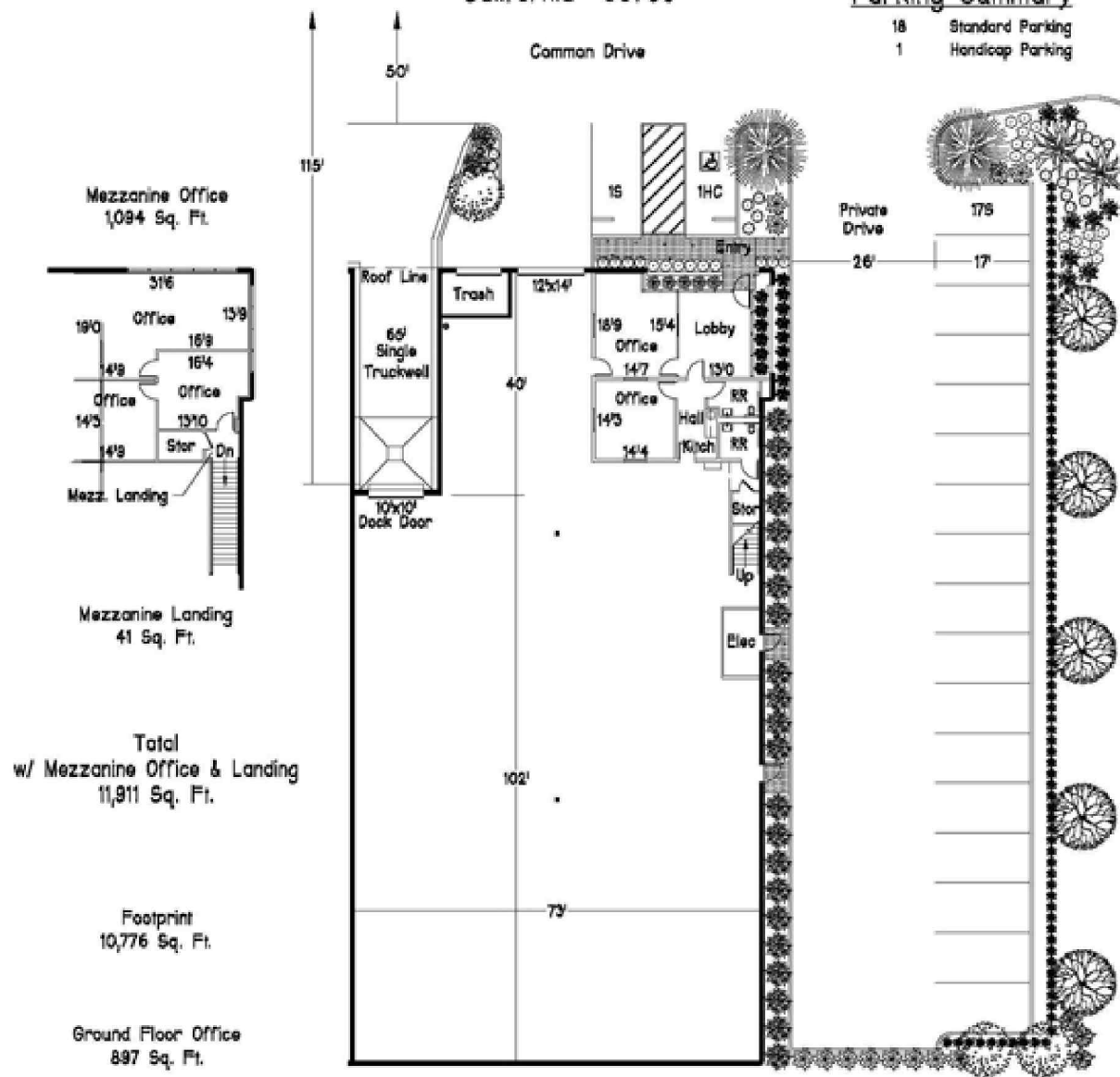
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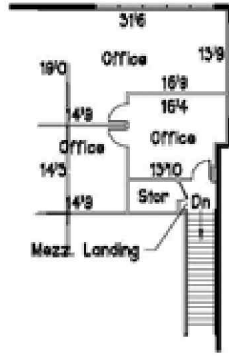
2665 Temple Avenue
 City of Signal Hill
 California 90755

Parking Summary

18 Standard Parking
 1 Handicap Parking



Mezzanine Office
 1,084 Sq. Ft.



Mezzanine Landing
 41 Sq. Ft.

Total
 w/ Mezzanine Office & Landing
 11,911 Sq. Ft.

Footprint
 10,776 Sq. Ft.

Ground Floor Office
 897 Sq. Ft.

FU-LYONS SIGNAL HILL

*Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Quality Features
 Developed by Chuckie Lyons and Fu-Lyons Signal Hill LLC.

*Loading: Overnight 65' Concrete Truckwell Dock w/ Large 115' Turnaround Radius;
 (1) 10'x10' Dock High and (1) 12'x14' Ground Level Door

*Warehouse: High Piled Storage & Class 4 Commodity Rated; .45/3000 Fire Sprinklers;
 Foiled Ceilings; Steel Reinforced & Sealed Concrete Floors.
 3.2% Vented Skylights including 2.5% Smoke Vent Skylights; 24' Clear Height;
 Pearl White Walls; T-5 Motion Sensor Fluorescent Lights.

*Utility Services: 400 Amp 277/480 Volt-100% Copper Wire w/ Extra conduit to increase to 800 Amps;
 Natural Gas Stub; 2" Heavy Duty Water Service-100% Copper Pipe.

*897 SF Downstairs Office: Spacious 9' Ceilings; Central HVAC/C; Cervitor Kitchen;
 Monitoring Windows; Oak Accents.
 *1,084 SF Finished Mezzanine Office

*Remote Controlled Exterior Metal Office Security Curtains

*Secured Concrete Trash Enclosure Vault

*Experienced Landlord with Additional Buildings For Expansion

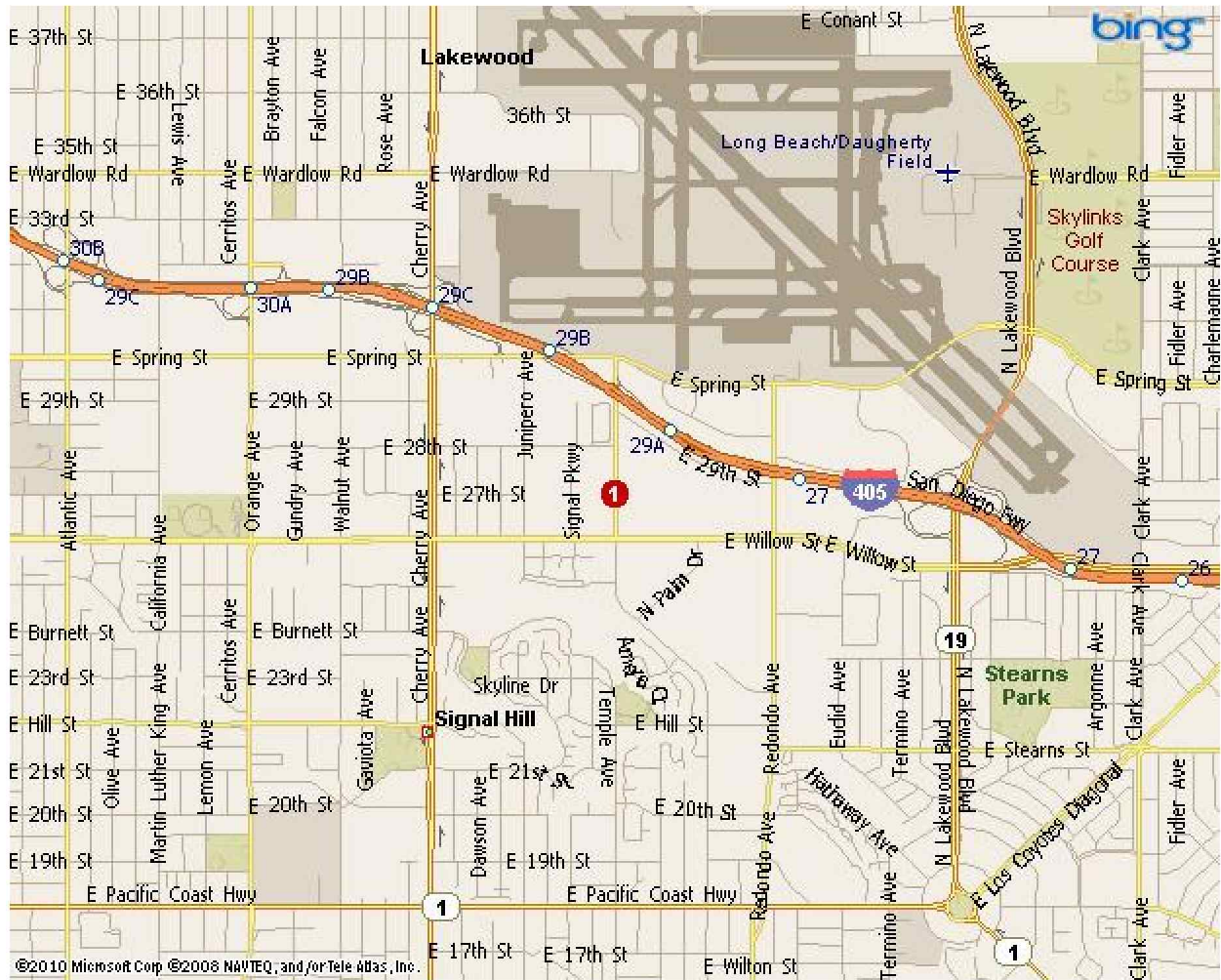
*Low City Business Fees.

**Note: \$.19 Net to Gross Lease Charge Includes TAX, INS, CAM, HVAC, & F&M

Scale: 1" = 30'

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 (949) 487-1228
 Email: dave@DORoberts.com

Property Map



Map Legend

- 1) 2665 Temple Ave, Signal Hill, CA 90755
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