

Available Unit:  
± 4,100 SF

For Lease

# 2412 Gundry Avenue Signal Hill, CA 90755

### Features

- Available Industrial Unit: ± 4,100 SF For Lease
- Building: Part of Larger Multi-Tenant Industrial Building
- Offices: ± 270 SF (with attractive new flooring and cabinets)
- Restrooms: 1
- Loading: 1 Ground Level (± 12'X12')
- Clearance: ± 14'
- Power: ± 200 Amps 120/480 Volts 3 Phase 4 Wire
- Parking: ± 8
- Yard: Concrete
- Possession: Vacant
- Zoning: M2
- APN: 7211-027-047
- *Lessee to verify all data, including power, clearance, dimensions of loading door, zoning, unit and office square footage*

Asking Lease Rate:

**1st Yr \$4,100 (\$1.00 PSF)**  
Per Month IG

**2nd Yr \$4,715 (\$1.15 PSF)**  
Per Month IG

**3rd Yr \$5,330 (\$1.30 PSF)**  
Per Month IG

*On a 3 yr or longer lease term  
Plus CAM ±\$287 per month*

### Contact us:

**Lary Carlton**  
Senior Vice President  
+1 562 547 8994  
lary.carlton@colliers.com

**Kyle Degener**  
Senior Vice President  
+1 310 321 1805  
kyle.degener@colliers.com

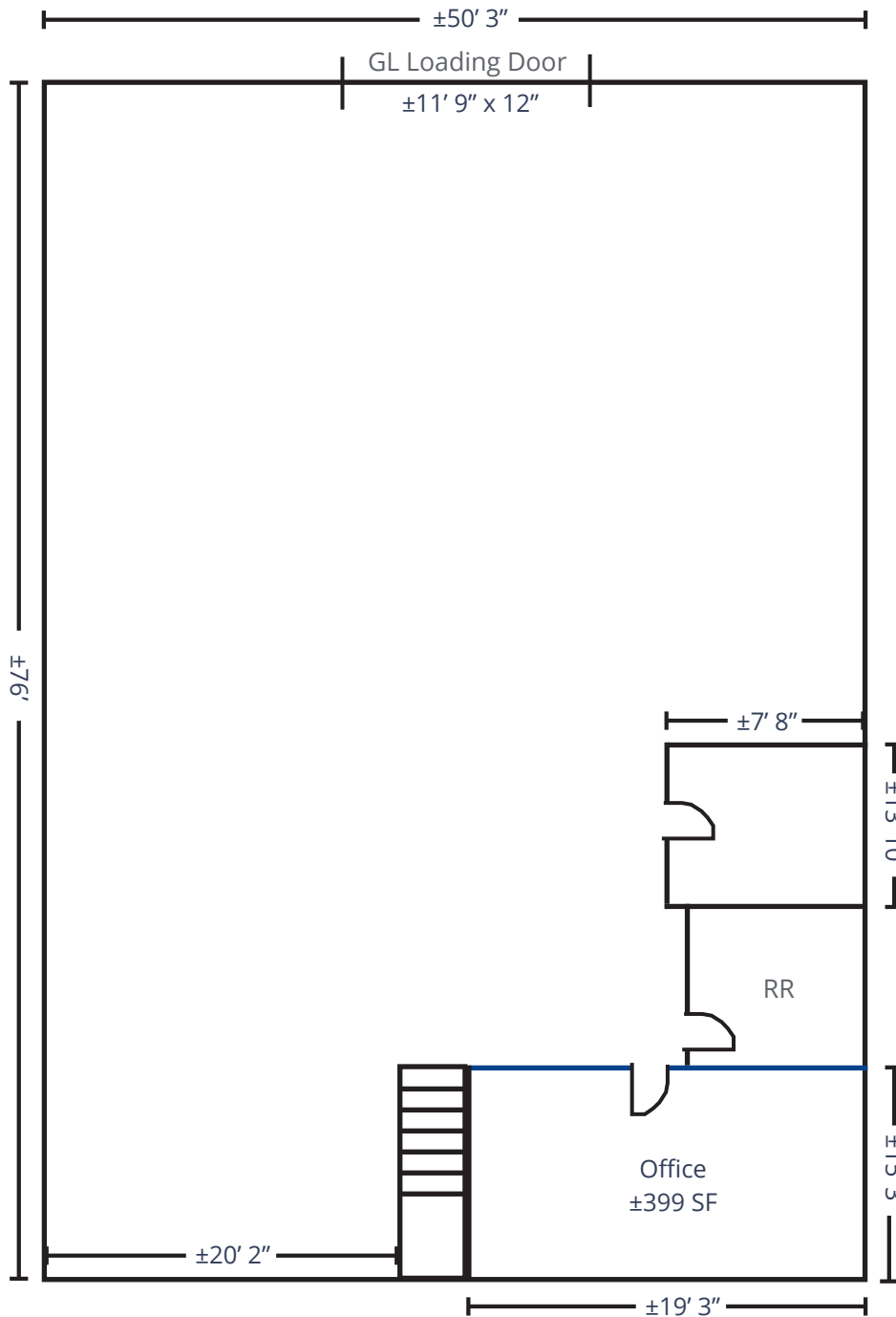
**Amanda Depierro**  
Associate Vice President  
+1 310 321 1817  
amanda.deiperro@colliers.com

**Colliers International**  
2141 Rosecrans Ave, Suite 1120  
El Segundo, CA 90245

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## Floor Plan



\*Not to Scale. Dimensions and square footages are all approximate.

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Senior Vice President  
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Senior Vice President  
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#### Amanda Depierro

Associate Vice President  
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amanda.deiperro@colliers.com

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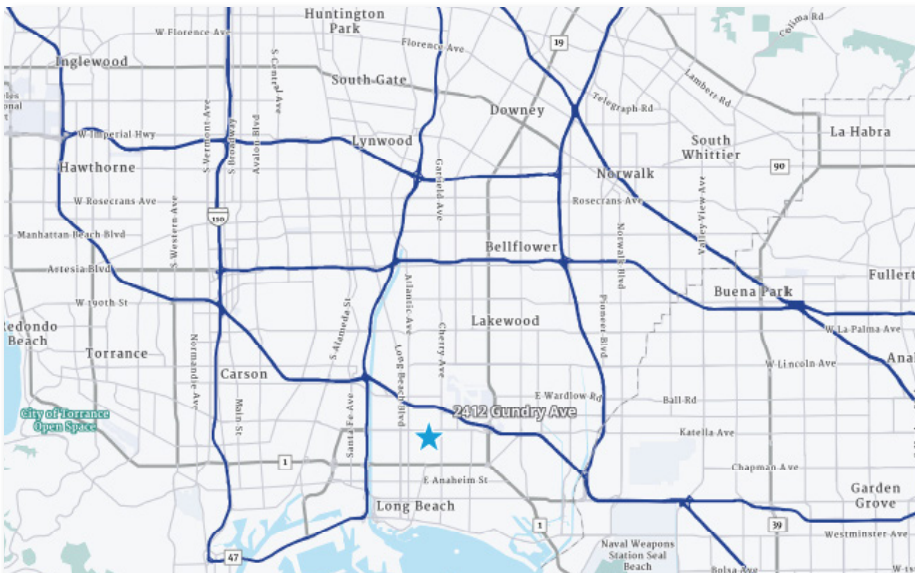
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## Photos



## Map



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