



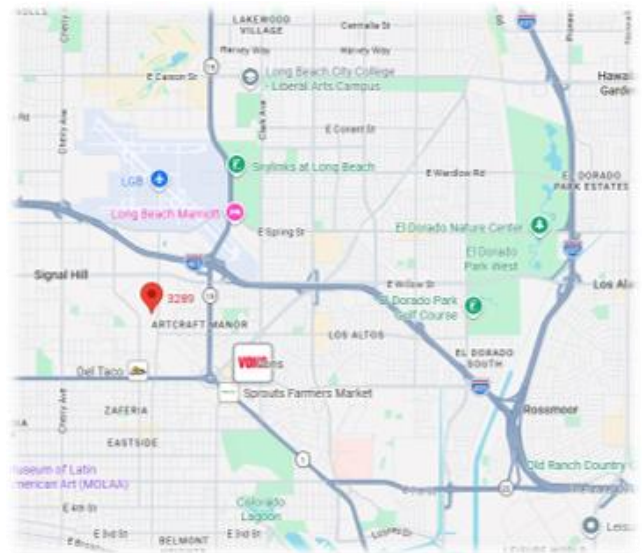
Flex Warehouse 1,752 sq ft

PROPERTY FEATURES:

- 1,752 sf Flex Warehouse
- 1 Reception Area & 2 Private Offices
- Large Open Warehouse
- 1 Rear-Loading 10 ft Overhead Doors
- Private Restrooms
- Central Heating and Air
- Located near Long Beach Airport and the Long Beach Port
- Great freeway access.
- Centrally and conveniently located near the 405, 605 and 710 freeways.
- 24-hour access to tenants
- Property is well-landscaped and maintained
- Located in the Business Friendly and the Secure Community of Signal Hill
- 100 AMP; Single Phase; 120/208 Volt; 4 Wire*



Flex Warehouse with Office



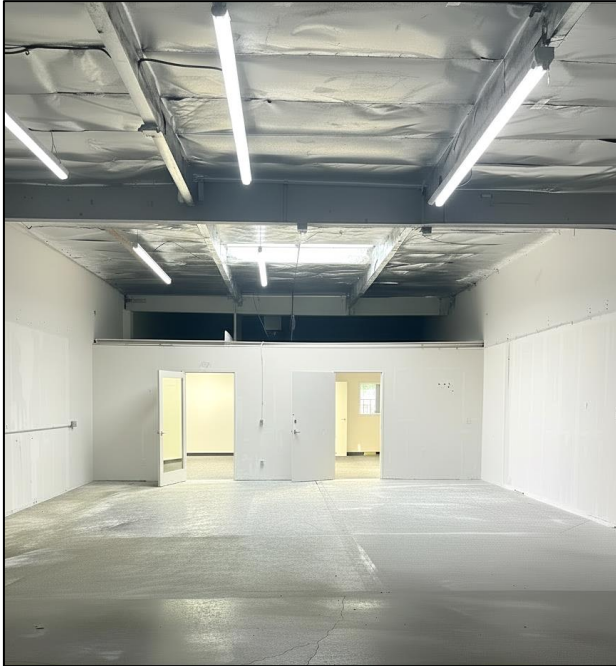
405 fwy at the Cherry Exit
Between the 710 and 605 Fwy

* Square footage is an approximation.

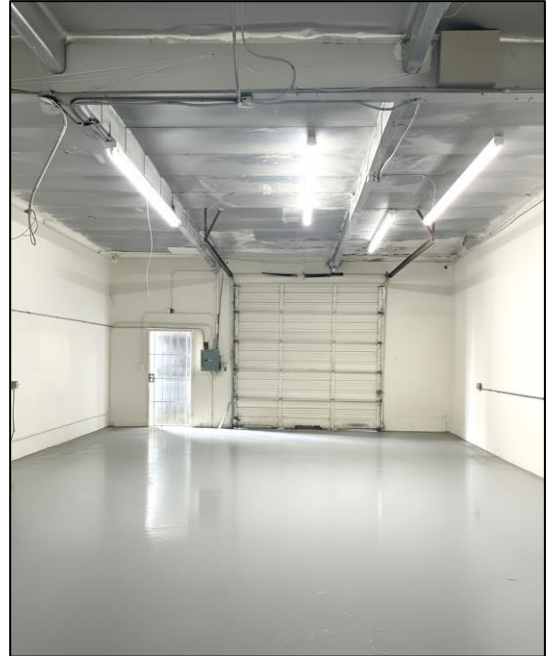
* Electrical/Power is not guaranteed. It is the tenant's responsibility to verify power with a licensed electrician prior to lease signing.



Flex Warehouse
1,752 sq ft



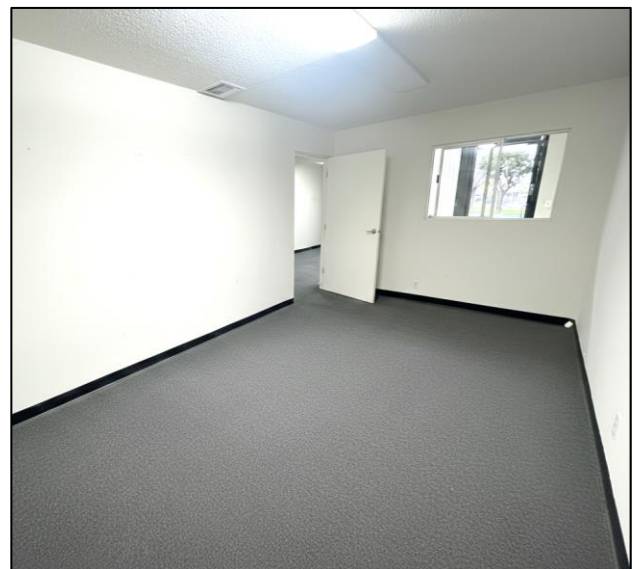
Warehouse facing forward
with Office and Skylight



Warehouse facing 10x10
Drive In Door



Front Reception Area with Adjoining
window to Office



Front Office with Adjoining
window to Reception

3312 INDUSTRY DRIVE., SIGNAL HILL CA 90755
INDUSTRY PARK SIGNAL HILL

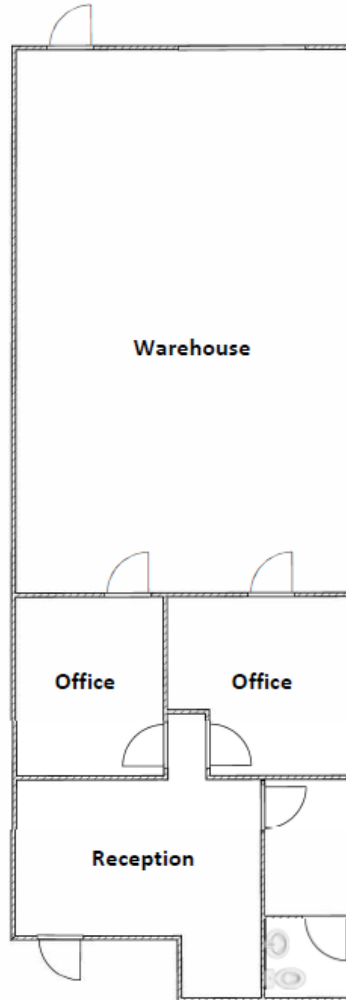


Flex Warehouse
1,752 sq ft



Industry Park Signal Hill
3312 Industry Dr., Signal Hill, CA 90755
1,752 s.f. Industrial

Image is not to scale



The information above has been obtained from sources deemed reliable. However, no representation or warranty is made as to its accuracy or completeness. All information should be independently reviewed and confirmed by parties prior to entering into any agreements.

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