



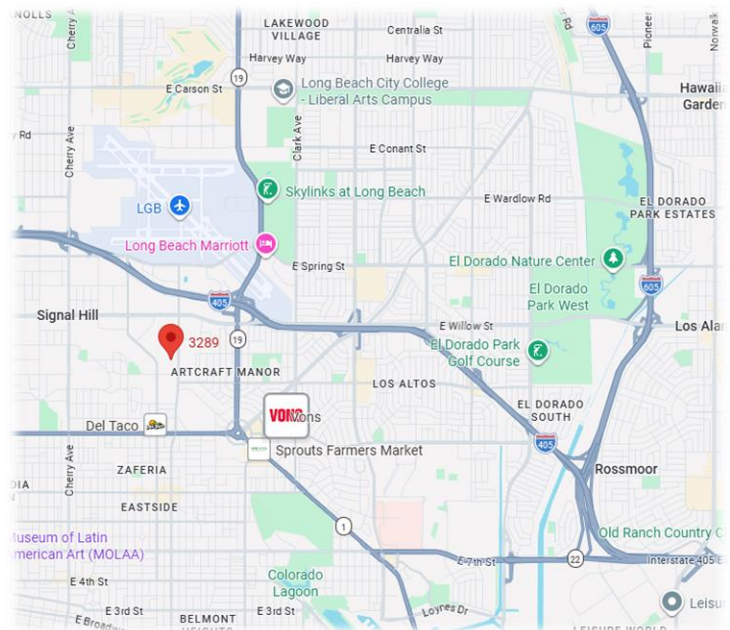
Flex Warehouse 5,737 sq ft

PROPERTY FEATURES:

- 5,737 sf Flex Warehouse
- 1 Reception Area & 2 Private Offices
- Large Open Warehouse
- 2 Rear-Loading 10 ft Overhead Doors
- 2 Private Restrooms
- Central Heating and Air
- Ample Parking
- 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
- 200 AMP; 3 Phase; 120/208 Volt; 4 Wire



Flex Warehouse with Office



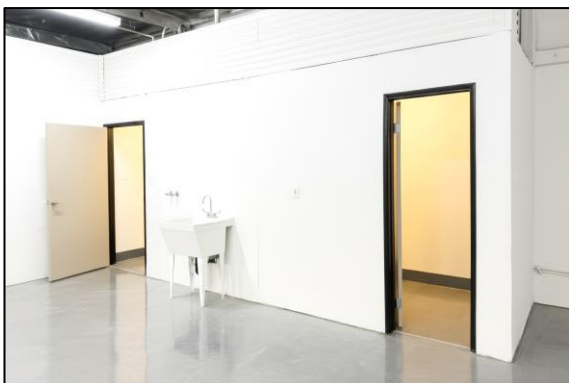
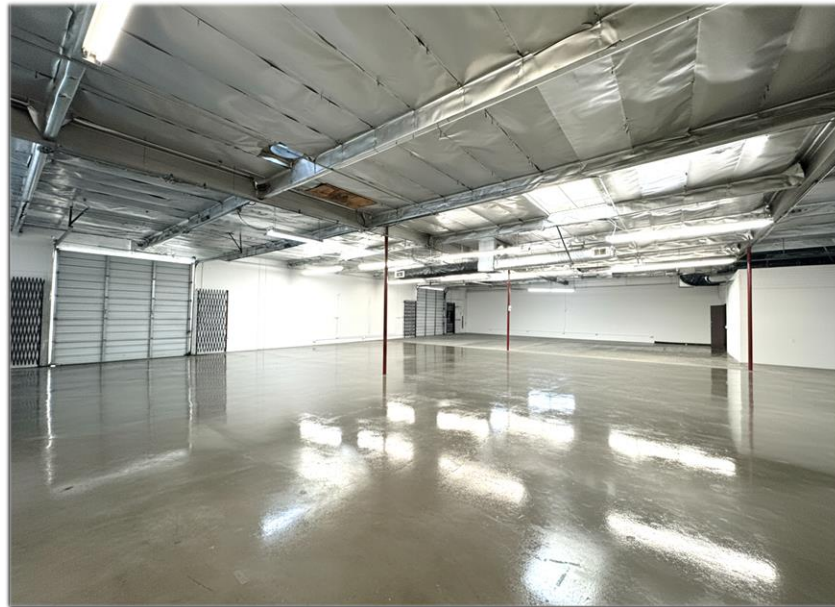
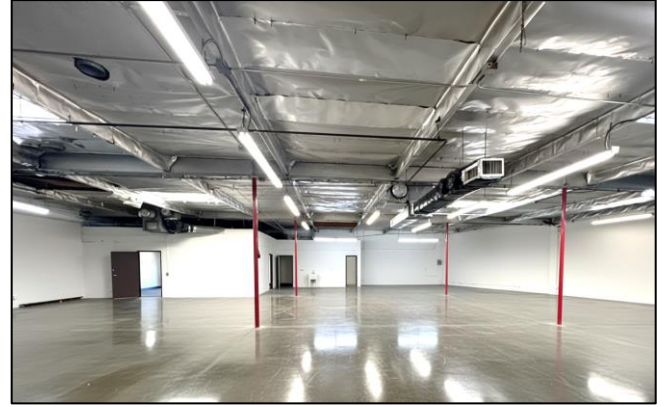
405 fwy at the Cherry Exit
Between the 710 and 605 Fwy

*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.

3289 INDUSTRY DRIVE., SIGNAL HILL CA 90755
INDUSTRY PARK SIGNAL HILL



Flex Warehouse
5,737 sq ft

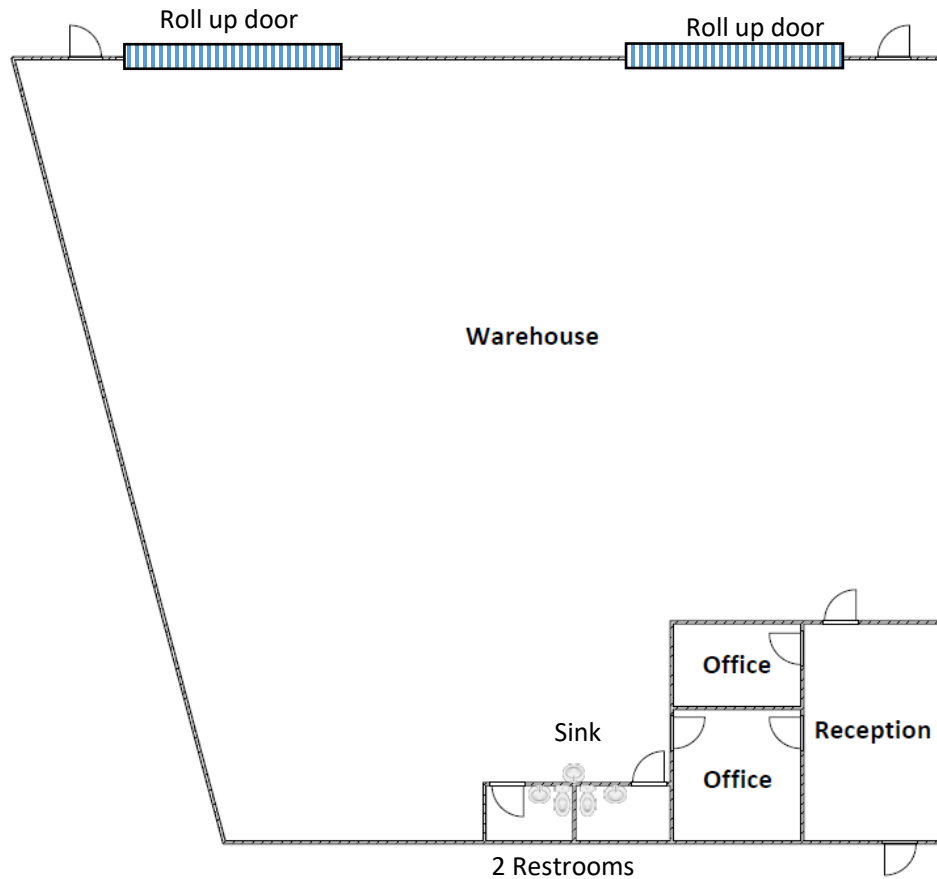


3289 INDUSTRY DRIVE., SIGNAL HILL CA 90755
INDUSTRY PARK SIGNAL HILL



Flex Warehouse
5,737 sq ft

Industry Park Signal Hill
3289 Industry Dr., Signal Hill, CA 90755
5,737 s.f. Industrial



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.



Jerry Ristrom

Associate Vice President

C: (310) 953-1951

JerryRistrom@CXIrealty.com

DRE Lic. # 01989222

