

**FOR LEASE**



**PRICING BREAKDOWN**

Building Size	<b>±2,460 SF</b>
Land Area	<b>±13,752 SF</b>
Lease Rate / Mo.	<b>\$9,500 (\$0.69 / SF Gross)</b>

**PROPERTY DETAILS**

- ±2,460 SF Free-Standing Building on a Larger ±13,752 SF Fenced & Paved Yard
- Great Contractor Yard - 100% Concrete
- Secured, Automatic Gates to Yard
- Prime Signal Hill Location
- (2) 18' x 13' Automatic GL Doors, (1) 11' x 13' GL Door
- 15.9' Clear Height in Warehouse
- 200 Amps, 3 Phase, 240 V Power
- Creative Office, Kitchenette, Built out Mezzanine, Clear-Span Warehouse



**CLICK HERE FOR A VIRTUAL TOUR**

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

**BRANDON CARRILLO**

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**GARRETT MASSARO** SIOR

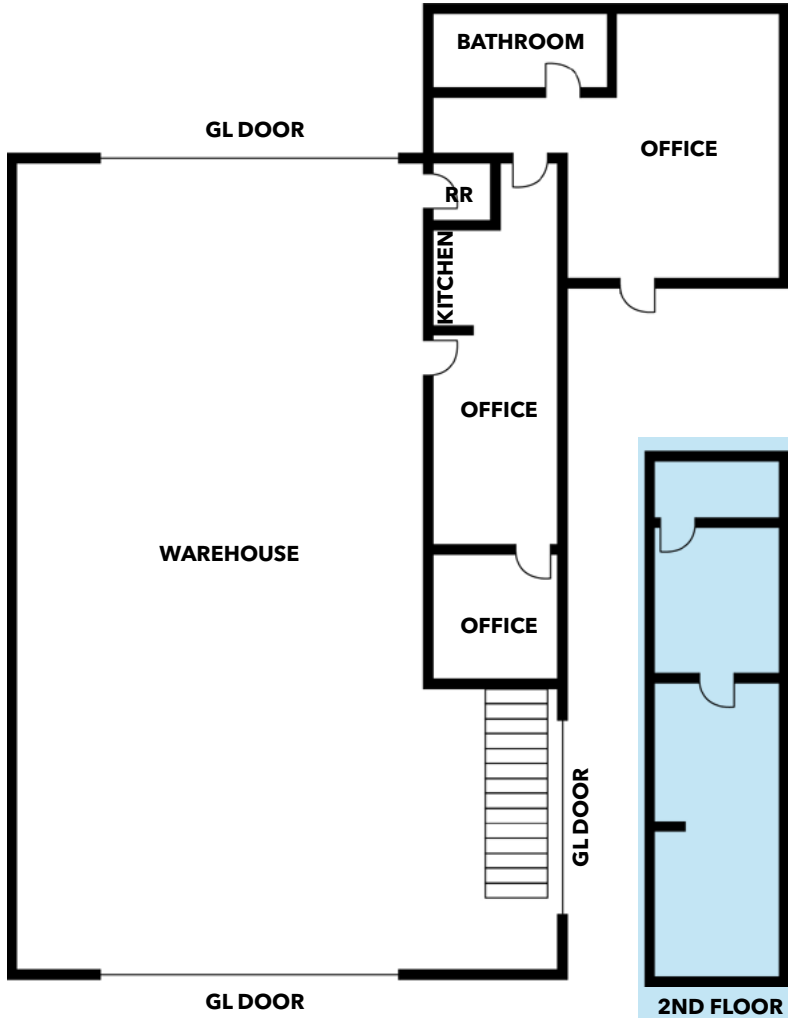
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**FLOOR PLAN**



**This plan and its measurements are approximate and not up to scale. It is the responsibility of the buyer/lessor to verify the property's measurements independently.**



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