

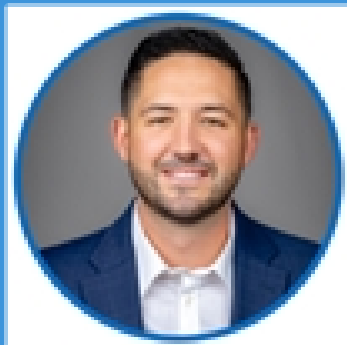


1241 E Burnett St.
Signal Hill, CA 90755

EXCLUSIVELY PRESENTED BY:



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13104 Philadelphia Ave. CA Whittier, CA 90601

Built By: www.crebuilder.com



PROPERTY SUMMARY

Offering Price	\$0.75/SF of Land
Building SqFt	10,210 SF
Lot Size (SF)	84,840 SF
3 Roll Up Doors	12 Ft
Clear Height	15 Ft
Zoning Type	SHMZ
County	Los Angeles
Frontage	215 Ft
Parking Spaces	40

SUMMARY



HIGHLIGHTS

Warehouse + Office = 10,210 SF

- Lot = 84,840 SF
- Warehouse with 3 GL Doors

Property is fully fenced, secured and features

- ample parking in addition to a large paved storage area.

Interior features include office space, a

- mezzanine & 5 restrooms. 12ft Roll Up Doors & 15ft Clear Height.

- Heavy Power

Perfect for bringing all operations under one

- roof, this single story industrial space packs all your needs in one place.





LOCATION HIGHLIGHTS

- Perfect for a Truck Yard, allowing tankers and Hazmat vehicles.

Smart investment opportunity with heavy

- industrial tenants, and open inbound / outbound transportation options.

- Configurable outdoor space for parking of fleet vehicles gives growth options.

- Excellent Access to the Long Beach Ports and the 405 & 710 Freeways.

- Located in Signal Hill in an Industrial Area, take over the perfect location with warehouse, 2 AC yard and office space.

- Lot covers a full city block giving access on 3 sides of the property.

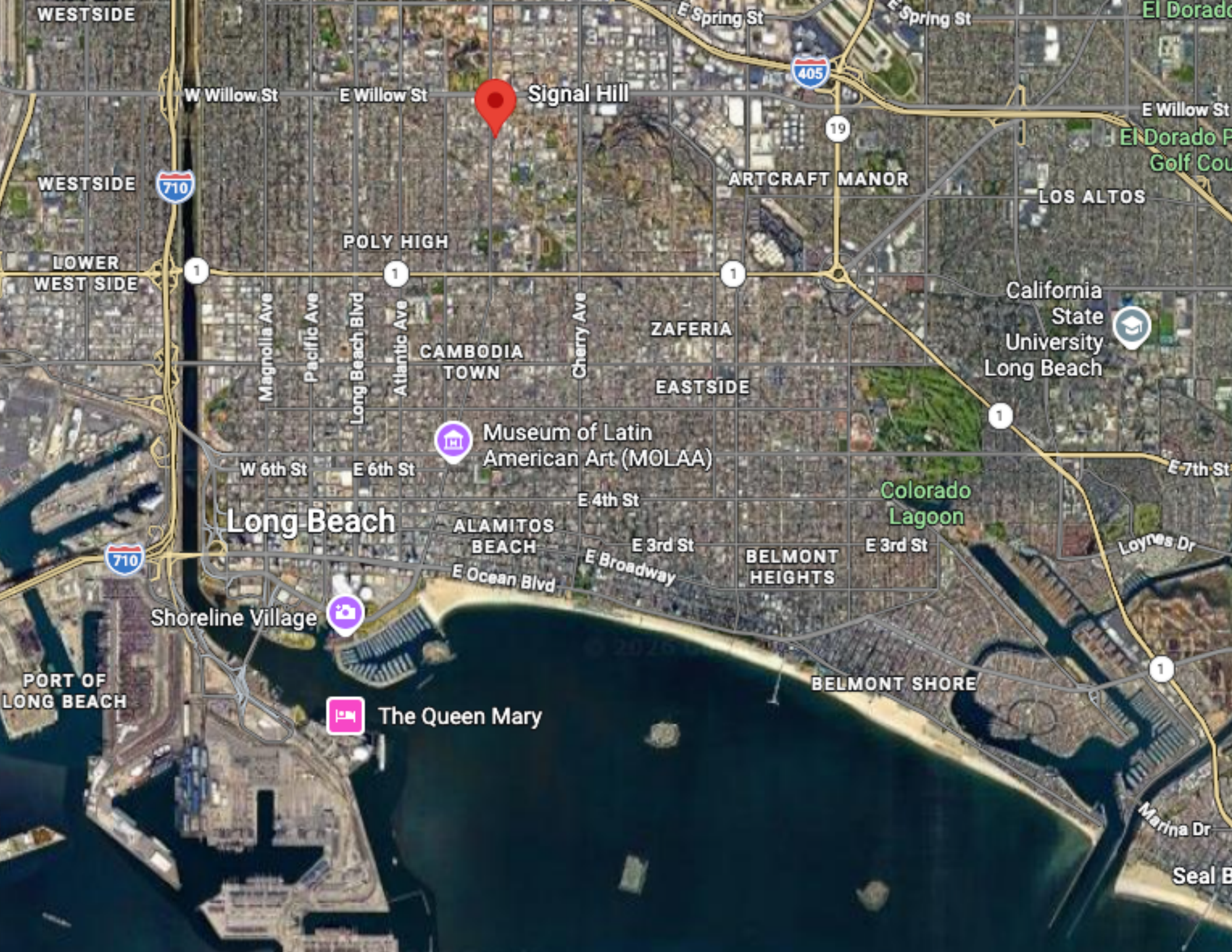
- Excellent frontage along a high traffic street.











WESTSIDE

E Spring St

E Spring St

El Dorado

W Willow St

E Willow St

Signal Hill

405

19

E Willow St

El Dorado P

Golf Co

WESTSIDE

710

ARTCRAFT MANOR

LOS ALTOS

LOWER WEST SIDE

1

POLY HIGH

1

1

Magnolia Ave

Pacific Ave

Long Beach Blvd

Atlantic Ave

CAMBODIA TOWN

Cherry Ave

ZAFERIA

EASTSIDE

California State University Long Beach



W 6th St

E 6th St



Museum of Latin American Art (MOLAA)

E 4th St

Long Beach

ALAMITOS BEACH

E 3rd St

E Broadway

BELMONT HEIGHTS

E 3rd St

Colorado Lagoon

Loynes Dr

710

Shoreline Village



E Ocean Blvd

PORT OF LONG BEACH



The Queen Mary

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BELMONT SHORE

1

Marina Dr

Seal B

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE THE FOSTER COMPANY ADVISOR FOR MORE DETAILS.

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