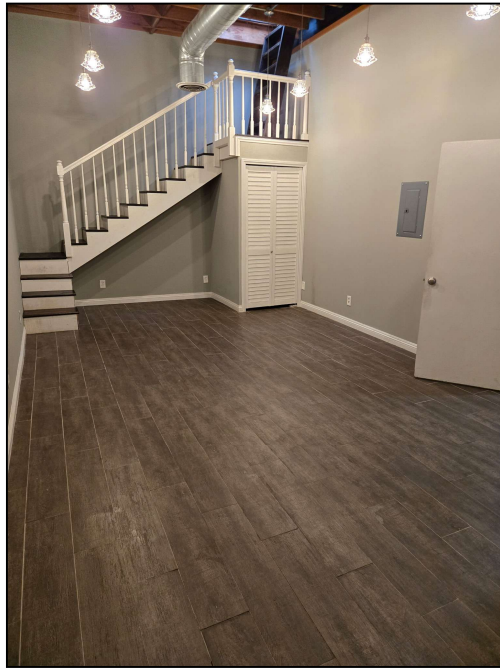




INDUSTRIAL BUILDING FOR SALE

2301 Orange Ave., Signal Hill CA, 90755



PROPERTY FEATURES:

- Turn-Key Unique Warehouse with an Office. "Be at the Office and feel like you're home"
- Enclosed Concrete Parking Area (Expandable) with Electric Gate.
- Total Improvements Approximately 3,265 SF: Warehouse 2,265 SF & Office 1,000 SF.
- Power 120-240 AMPs.
- Zoned Light Industrial.
- Newer Roof/Roof-Top Sun Deck/ Uniquely Landscaped/ HVAC/ Built-In Vacuum
- Signalized Corner.



SALE PRICE: \$1,250,000

Your Entrepreneurial Real Estate Partner.
Building Wealth Together.

James Arias

T: (562) 498-3395

D: (562) 296-1303

Jarias@incocommercial.com

DRE Lic. 00997795

6621 E. Pacific Coast Hwy., Suite 280, Long Beach, CA 90803 | 562.498.3395 | BRE#01359006

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