

## INDUSTRIAL BUILDING **FOR SALE**

±4,250 SF Industrial Building on ±6,421 SF Lot | Signal Hill Location



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**DOUGLAS PARK**



**SUBJECT PROPERTY**

**E 27<sup>TH</sup> ST**

**DAWSON AVE**

**ST LOUIS AVE**

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## PROPERTY OVERVIEW

Lee & Associates is pleased to present 2646 Saint Louis Ave, a ±4,250 square foot industrial building in Signal Hill, California.

The property offers a functional warehouse layout totaling approximately 4,250 rentable square feet, including approximately 2,500 square feet of ground-floor warehouse space and 1,750 square feet of second-floor office. The office area comprises three private offices and an open work area and is fully HVAC-conditioned. The building is equipped with 400-amp, 208Y/120V, 3-phase, 4-wire electrical service, making it suitable for a variety of industrial and office uses.

Located in the Signal Hill submarket, the property benefits from proximity to major transportation corridors and the Ports of Los Angeles and Long Beach, making it well-suited for owner-users seeking a centrally located and functional industrial site.

## OFFERING SUMMARY

<b>Property Address</b>	2646 Saint Louis Ave, Signal Hill, CA 90755
<b>Sale Price</b>	\$1,500,000.00
<b>Building Size</b>	±4,250 SF
<b>Lot Size</b>	±6,421 SF
<b>Property Type</b>	Industrial - Warehouse / Storage
<b>Zoning</b>	SHM1
<b>Year Built</b>	2006
<b>APN</b>	7212-015-054

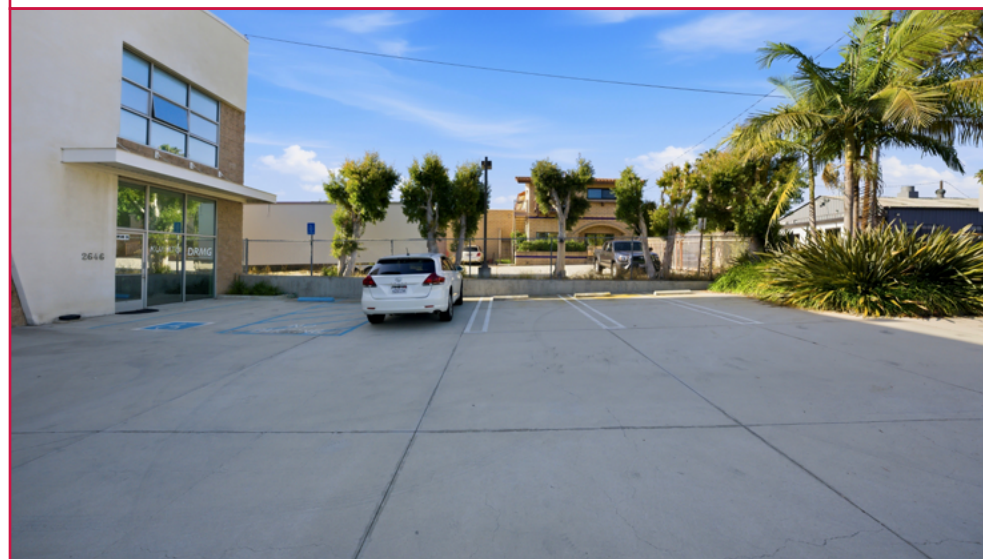
## PROPERTY HIGHLIGHTS

- ±4,250 RSF usable area (per warehouse plans)
- ±6,421 SF primary parcel (0.15 acres)
- Functional layout for warehouse, storage use, office, and hobby shop
- Prime Signal Hill location near major freeways and ports



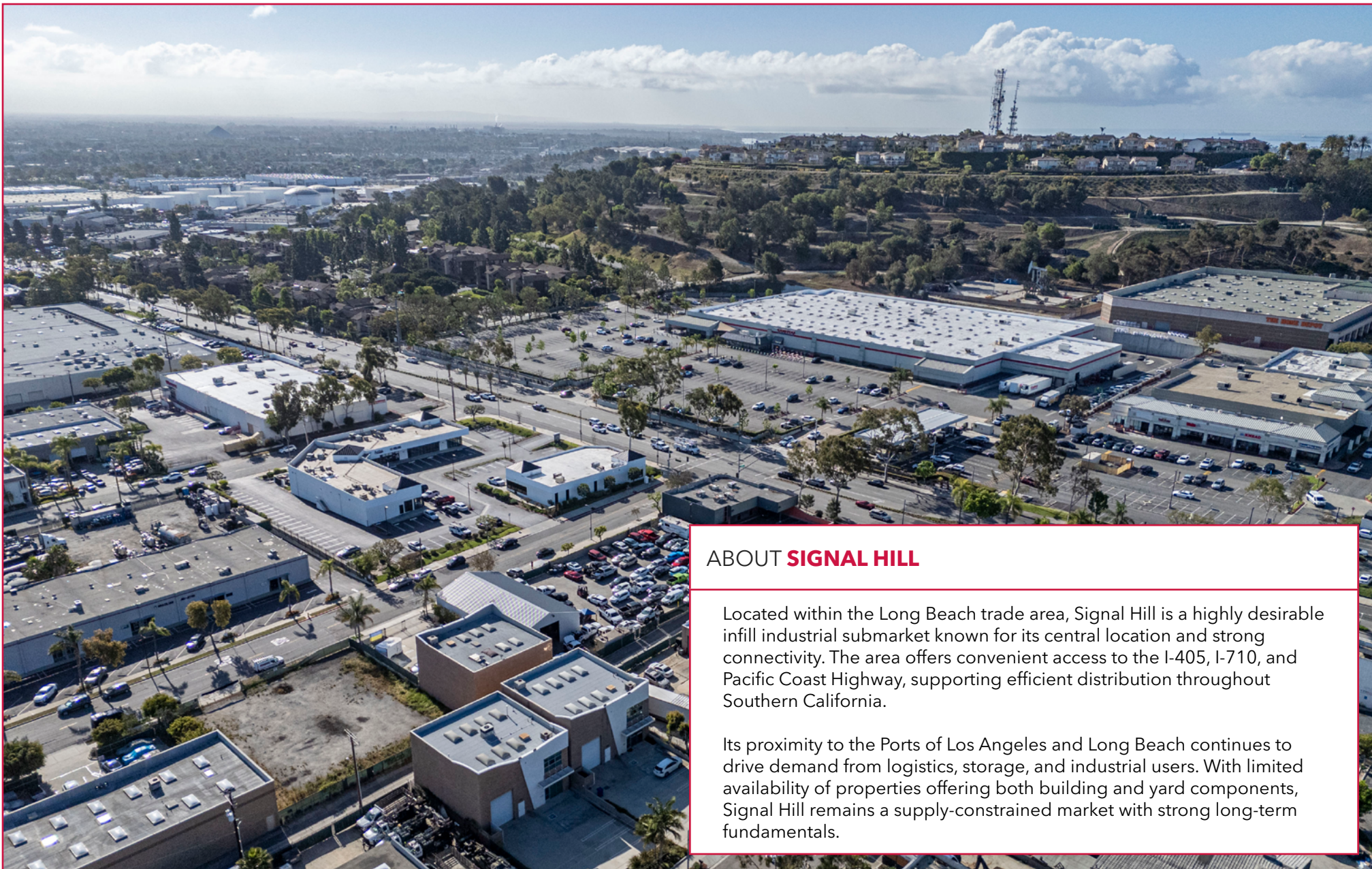
PROPERTY VIRTUAL TOUR

CLICK HERE









## ABOUT **SIGNAL HILL**

Located within the Long Beach trade area, Signal Hill is a highly desirable infill industrial submarket known for its central location and strong connectivity. The area offers convenient access to the I-405, I-710, and Pacific Coast Highway, supporting efficient distribution throughout Southern California.

Its proximity to the Ports of Los Angeles and Long Beach continues to drive demand from logistics, storage, and industrial users. With limited availability of properties offering both building and yard components, Signal Hill remains a supply-constrained market with strong long-term fundamentals.

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