

# NEW CONSTRUCTION & BRAND NEW BUILDING

1787-91 E. 28th Street, Signal Hill, CA 90755

FOR LEASE | INDUSTRIAL & BUILDING



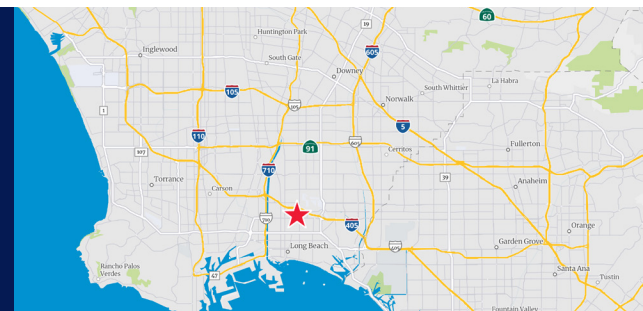
## Property Amenities

- Business Park Setting
- Construction Almost Complete
- Secure Signal Hill Location
- Quick Access to the 405 Freeway
- ± 19' High Clearance Warehouse
- Fenced Yard
- Ground Level Doors
- Skylights
- Upgraded Warehouse Lighting
- Warehouse Ceiling Insulated

| Unit                          | Total Size   | Lease rate  |
|-------------------------------|--|---|
| <b>AVAILABLE</b><br>1787-1791 | ± 9,600 SF include office: ±2,200 SF<br>Loading: 2 GL (10'X12')  | \$13,920 Per Month<br>(\$1.45 PSF Per Month IG Plus<br>CAM Approx ± \$360.00 (\$0.0375 PSF) Per Month)<br>1 month free rent for each year of lease term for qualified tenants |
| <b>LEASED</b><br>1793         | ± 3200 SF includes offices: ± 310 SF (2)<br>Restrooms: 1<br>Loading: 1 GL (8'X8')<br>Power: ± 100 Amps 110 Volt 3 Phase 4 Wire<br>Parking: ± 5 | \$4,640 Per Month<br>(\$1.45 PSF Per Month IG Plus<br>CAM Approx ± \$120.00 (\$0.0375 PSF) Per Month)<br>1 month free rent for each year of lease term for qualified tenants  |
| <b>LEASED</b><br>1795         | ± 3200 SF includes offices: ± 500 SF (2)<br>Restrooms: 1<br>Loading: 1 GL (8'X8')<br>Power: ± 100 Amps 110 Volt 3 Phase 4 Wire<br>Parking: ± 6 | \$4,640 Per Month<br>(\$1.45 PSF Per Month IG Plus<br>CAM Approx ± \$120.00 (\$0.0375 PSF) Per Month)<br>1 month free rent for each year of lease term for qualified tenants  |
| <b>LEASED</b><br>1797-1799    | ± 3200 SF includes office: ± 500 SF<br>Restrooms: 1<br>Loading: 1 GL (8'X8')<br>Power: ± 100 Amps 110 Volt 3 Phase 4 Wire<br>Parking: ± 4      | \$4,640 Per Month<br>(\$1.45 PSF Per Month IG Plus<br>CAM Approx ± \$120.00 (\$0.0375 PSF) Per Month)<br>1 month free rent for each year of lease term for qualified tenants  |



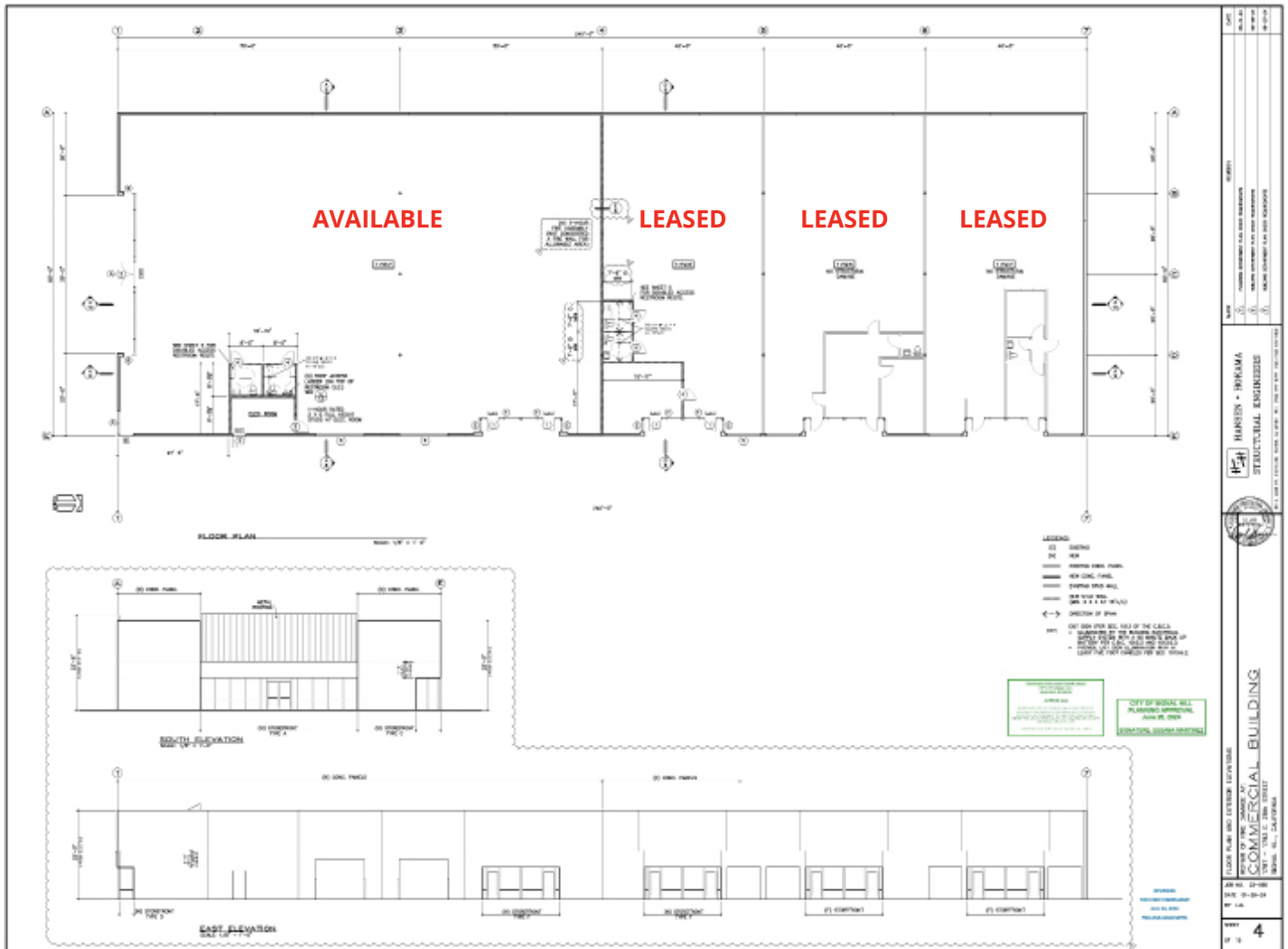
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# FLOOR PLAN

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1787-91 E. 28th Street, Signal Hill, CA 90755

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Under Construction - Almost Complete



Old Photo - Front 9,630 SF Unit



Old Photo - 1795 East 28th St



Old Photo - 1797-1799 East 28th St



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