



INDUSTRIAL LAND **FOR SALE AND LEASE**

EXCLUSIVELY **LISTED BY:**

2109 GUNDRY AVE
SIGNAL HILL, CA 90755

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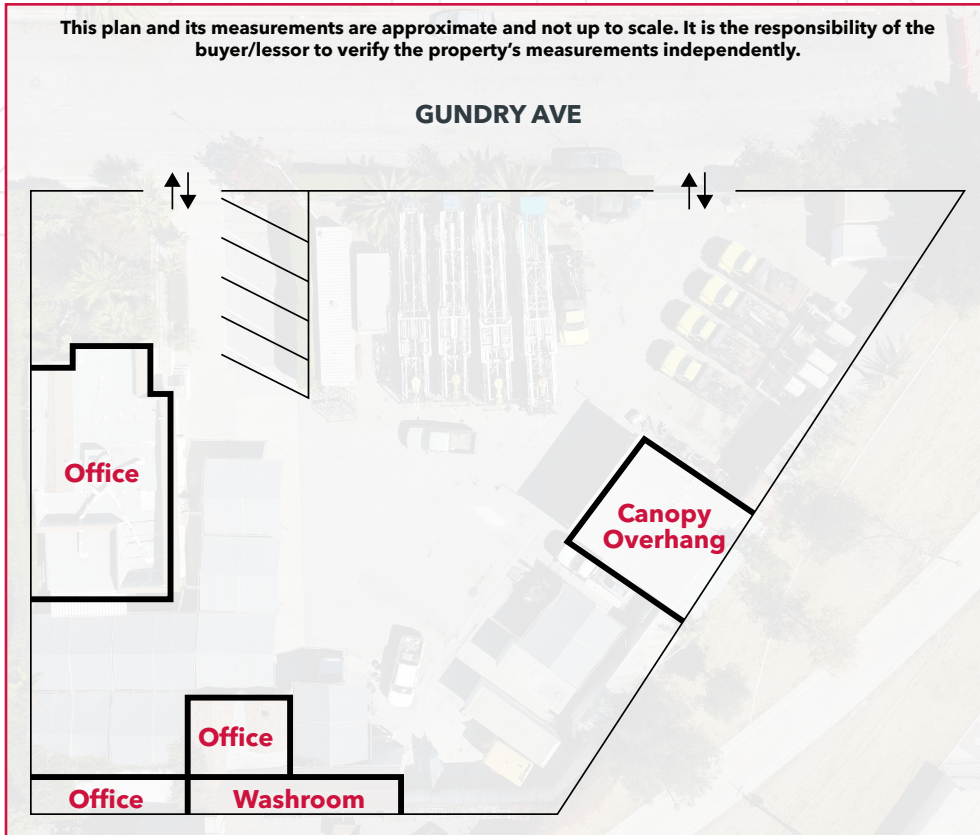
±30,470 SF (±0.70 AC) AREA AVAILABLE

Lee & Associates Los Angeles - Long Beach Inc.
DRE LIC 01069854

5000 E Spring St, Suite 600, Long Beach, CA 90815

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.

GUNDRY AVE



PROPERTY OVERVIEW

Lee & Associates is proud to present an exceptional opportunity to acquire or occupy a freestanding industrial property located at 2109 Gundry Avenue in the highly sought-after South Bay area. Situated on approximately 0.70 acres ($\pm 30,470$ SF) of land, this fenced and concrete-paved site features a functional office building with a washroom, making it ideal for a wide range of light industrial, contractor, or storage uses.

With two points of access off a quiet cul-de-sac, this property provides excellent accessibility and maneuverability for trucks and service vehicles. Zoned SHLI (Signal Hill Light Industrial), the site offers flexibility for owner/users and investors alike seeking a secure, well-located asset within one of Los Angeles County's most business-friendly industrial jurisdictions.

This represents a rare opportunity to secure a highly usable industrial yard with office in an infill Signal Hill location, benefiting from proximity to major freeways, the Port of Long Beach, and the surrounding South Bay industrial core.

OFFERING SUMMARY

Lot Size $\pm 30,470$ SF (± 0.70 Acres)

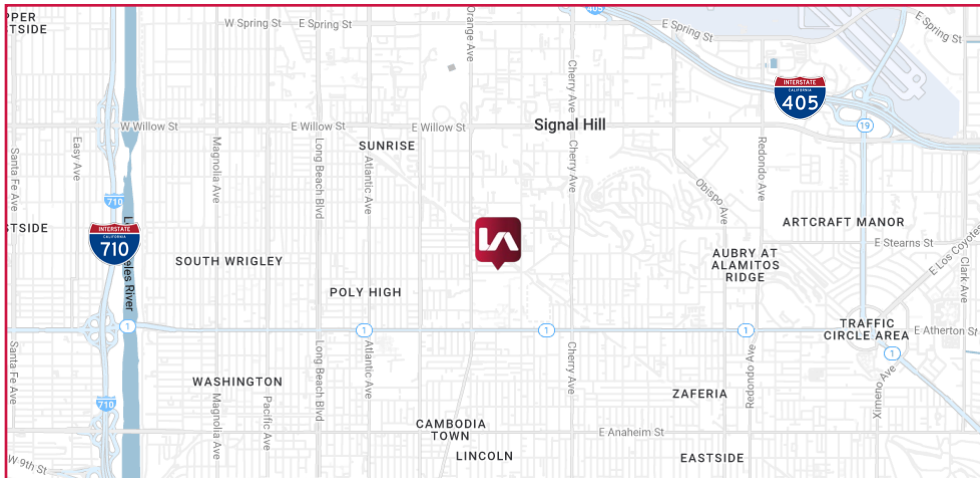
Building Area $\pm 1,277$ SF (per Title)

Yard Concrete (Fenced and Paved)

Zoning SHLI (Signal Hill Light Industrial)

Other Features

- APN: 7210-042-008
- Functional Office Buildings with Washroom
- Two Points of Access off Quiet Cul-de-sac
- Signal Hill Light Industrial Zoning









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