



For Lease

± 3,520 SF

2625 Dawson Ave
Signal Hill, CA 90755

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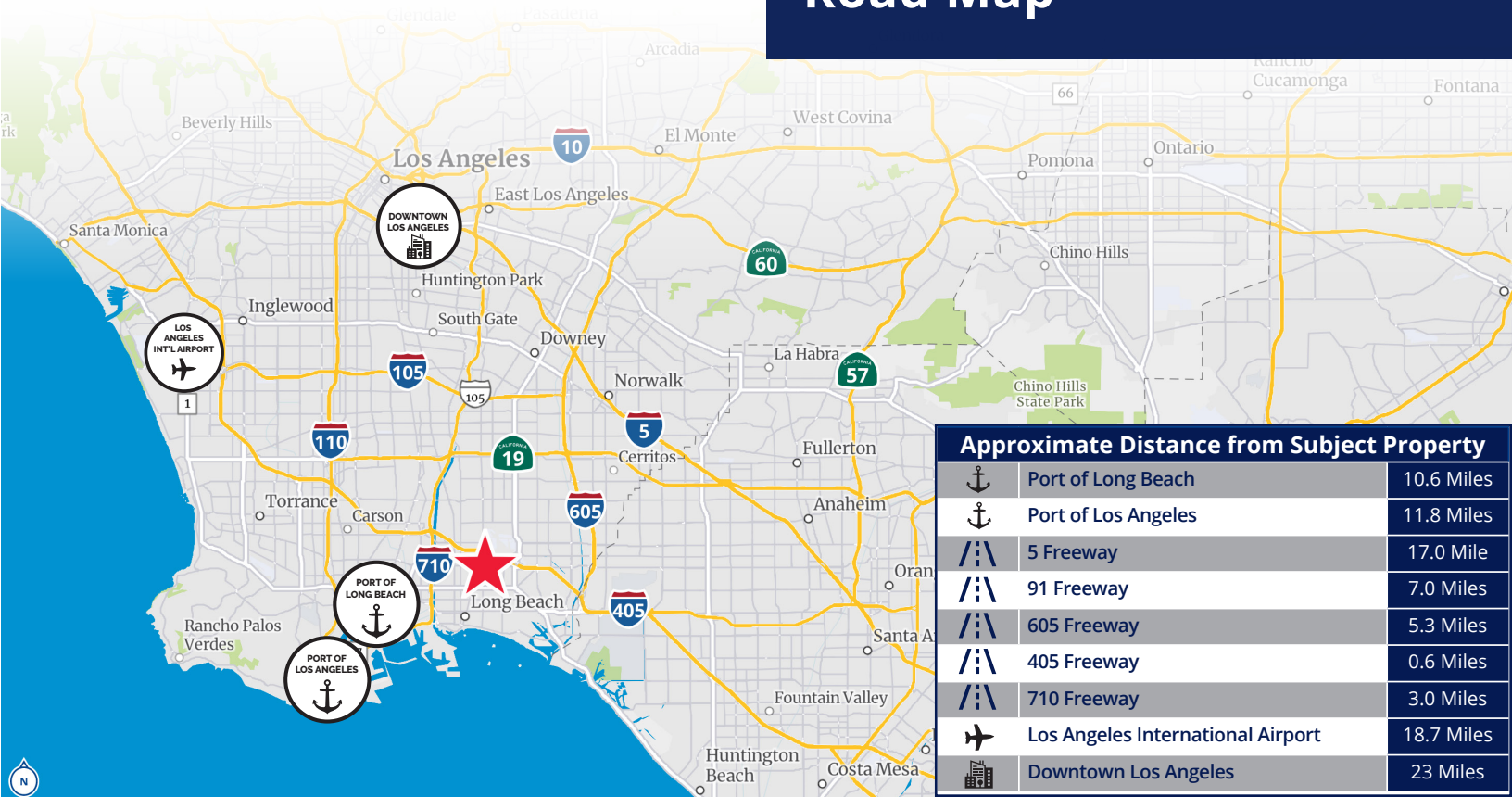
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Property Features

- Cross Streets: Dawson Ave/E Willow St
- Lot: ± 24,713 SF (± 0.57 Acres)
- Building: ± 3,520 SF
- Yard: Secure Private Block Fenced Concrete Paved Yard
- Offices: ± 1,000 SF (4)
- Restrooms: 2
- Loading: 2 Ground Level (± 14'x14')
- Clearance: ± 12' - 19' (at peak)
- Power: TBD
- Utilities: Used to have gas (gas meter removed. Tenant to verify)
- Ingress/Egress: (1: 25' wide; 1: 22' wide)
- Parking: ± 40-65 might be possible (less to verify with city and layout)
- Zoning: SHM1*
- APN: 7212-015-035;036;037;038;039;040,041
- Location: Quick Access to 405, 605 and 710 Freeways
- Location: Good Access to World Ports of Long Beach and Los Angeles
- **Asking Lease Rate: \$14,828 (\$0.60 PLSF) NNN Per Month Plus OpEx**



Road Map



Aerial and Parcel Map



*Outline of Parcels are approximate location

