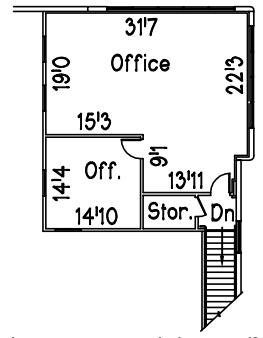


CL EXT'G  
40' DRWY

2665 Temple Avenue  
City of Signal Hill  
California 90755



**Mezzanine Floor Plan**

**Total Sq. Ft.  
w/ Mezzanine**  
11,860 Sq. Ft.

Building Footprint  
10,776 Sq. Ft.

Ground Floor Office  
(Excl. Entry Recess  
& Shop RR)  
914 Sq. Ft.

Mezzanine Office  
(Incl. Landing)  
1,084 Sq. Ft.

**Total Land  
Area**  
28,524 Sq. Ft.

**Parking Summary**  
18 Standard Parking  
1 Handicap Parking

**FU-LYONS SIGNAL HILL**

- \*Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features, Developed by Chuckie Lyons & Fu-Lyons Signal Hill, LLC.
- \*Loading: (1) Overnight 65' Concrete Truckwell Docks w/ Large 115' Turnaround Radius; (1) 10'x10' Dock High Door & Clear Path to Common Drive; (1) 12'x14' Ground Level Door.
- \*Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible; 0.45/3000 Fire Sprinklers; Foiled Ceilings; 24' Clear Height; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; Pearl White Walls; LED Lights; Sealed 5" Thick Reinforced Concrete Slab.
- \*Utility Services: 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity; 2" Heavy Duty, Copper Pipe Water Service; Natural Gas Stub.
- \*Ground Floor Office w/ Spacious 9' Ceilings; Central HVAC; Kitchen Unit with Microwave Outlet; Monitoring Windows; Polished Concrete Floor & Vinyl Basecove.
- \*Enclosed Mezzanine Office w/ Sprinklers; HVAC; 9' Ceiling; 2'x4' Light Fixtures; Monitoring Windows; Vinyl Coving Base & Carpeting.
- \*Exclusive Parking Stalls; Heavy Duty Asphalt Paving.
- \*Remote Controlled Exterior Metal Office Security Curtains.
- \*(1) Secured Concrete Trash Enclosure Vault.
- \*Experienced Landlord with Additional Buildings for Expansion.
- \*Property Zone CI: Commercial Industrial.
- \*Low City Business Fees.

Scale: 1" = 30' 18048

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