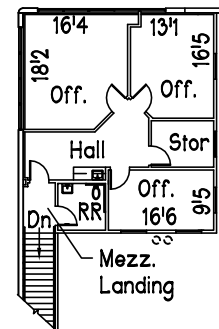


2695 Temple
Avenue
City of Signal Hill
California 90755

Parking Summary

20	Standard Parking
1	Handicap Parking



Mezzanine Floor Plan

Total Sq. Ft.

w/ Mezzanine

8,695 Sq. Ft.

Building Footprint

7,657 Sq. Ft.

Ground Floor Office

(Excl. Entry Recess
& Shop RR)
866 Sq. Ft.

Mezzanine Office

(Incl. Landing)
1,038 Sq. Ft.

Total Land

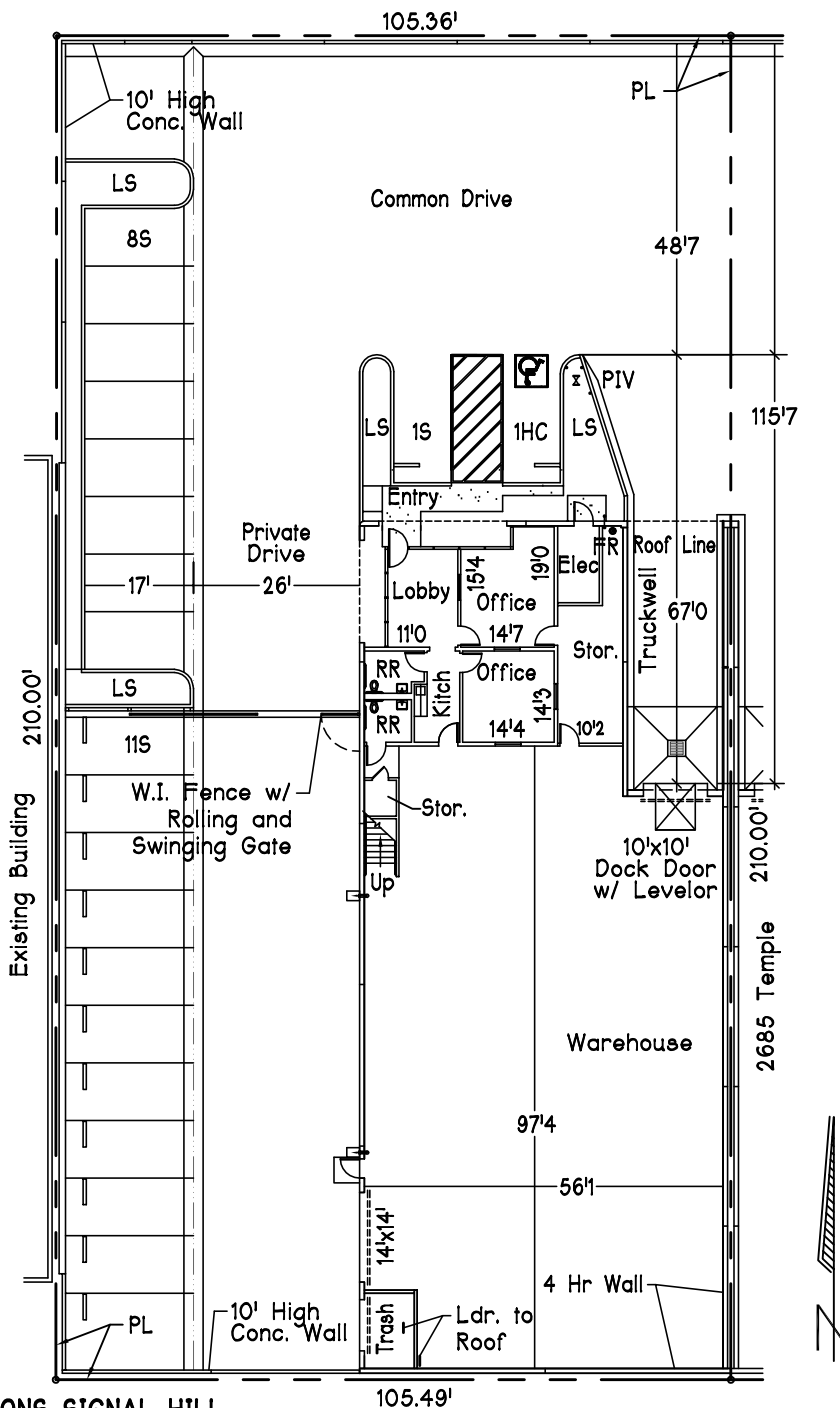
Area

22,140 Sq. Ft.

Scale: 1" = 30'

18048

David O. Roberts, P.E., Inc.
17280 Newhope Street, #17
Fountain Valley, CA 92708
(949) 663-1621
Email: Dave@DORoberts.com



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 67' Concrete Truckwell Dock w/ Large 115' Turnaround Radius; (1) 10'x10' Dock High Door & Clear Path to Common Drive; (1) 14'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.

11-24-2021