

1220 E. HILL STREET

FOR SALE 15,608 SF INDUSTRIAL SPACE
IN SIGNAL HILL

1220
E. HILL STREET
SIGNAL HILL, CA

For more information contact:

JOHN P. EDDY
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COLDWELL BANKER COMMERCIAL

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FOR SALE 1220

E. HILL STREET

SIGNAL HILL, CA



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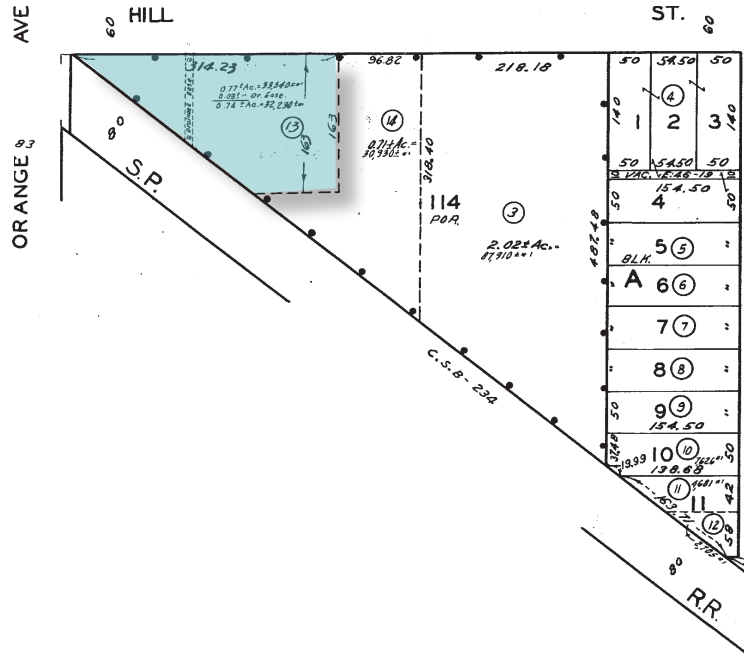


03

NEARBY AMENITIES



NORTH



BUILDING DESCRIPTION

Address: 1220 E. Hill Street
Signal Hill, CA 90755

Available: 15,608 SF

Asking Price: \$2,997,000 (\$192 PSF)

Zoning: SHM1

APN: 7210-042-013

Lot Size: 34,127 SF

DH Drs/Dim: 3 - 10 x 12

Year Built: 1946

**Please do not disturb tenant. Call Broker to tour.*

PROPERTY DESCRIPTION

- Rare purchase opportunity in Signal Hill
- Paved, private yard with automatic gate
- 400 Amps
- Dock high doors
- Great visibility opportunities from Orange Avenue
- Excellent location with easy access to 405, 710 & 605 Freeways

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PROPERTY HIGHLIGHTS

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LOCATION DESCRIPTION

Business-friendly city environment

Signal Hill is a city of only 2.2 square miles with just over 11,000 active residents with a bustling and growing commercial and industrial center. Signal Hill has a small planning and building department with progressive ideas and with no utility tax, it boasts one of the lowest business taxes in Los Angeles County.

Close to Ports of Long Beach (6.5 miles) and Los Angeles (8.6 miles)

Taken side-by-side, the Ports of Long Beach and Los Angeles rank as the world's fifth busiest shipping center and the number one container port in America with over \$450 billion annually in combined imports and exports. The Ports provide jobs and support local retail, industrial and manufacturing businesses.

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