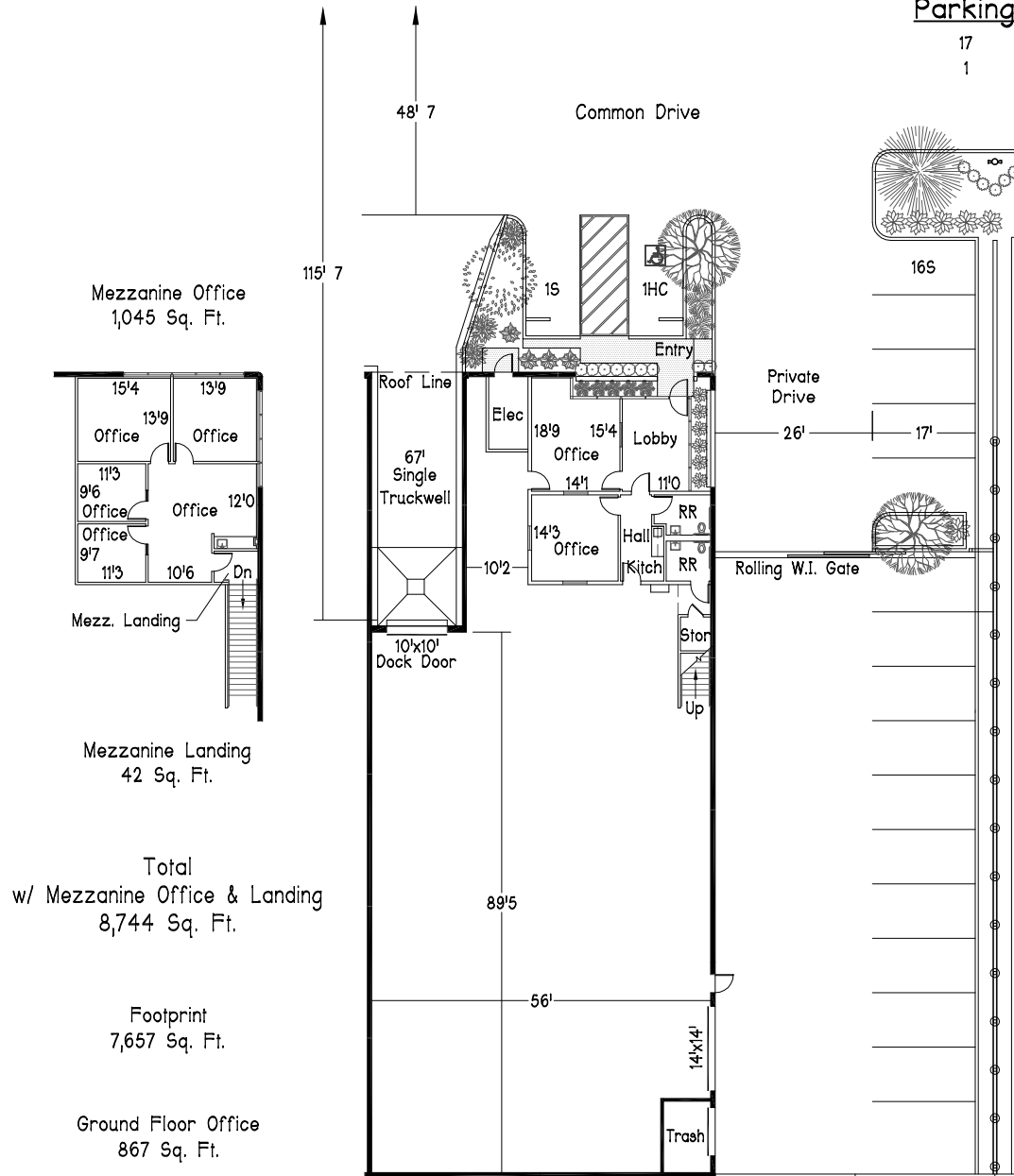


2685 Temple Avenue
 City of Signal Hill
 California 90755

Parking Summary

17 Standard Parking
 1 Handicap Parking



FU-LYONS SIGNAL HILL

- *Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Quality Features Developed by Chuckie Lyons and Fu-Lyons Signal Hill LLC.**
- *Loading:** Overnight 67' Concrete Truckwell Dock w/ Large 115' Turnaround Radius; (1) 10'x10' Dock High and (1) 14'x14' Ground Level Door.
- *Warehouse: High Piled Storage & Class 4 Commodity Rated;** .45/3000 Fire Sprinklers; Foiled Ceilings; Steel Reinforced & Sealed Concrete Floors.
- 3% Vented Skylights including 2% Smoke Vent Skylights; 24' Clear Height;** Pearl White Walls; T-5 Motion Sensor Fluorescent Lights.
- *Utility Services:** 400 Amp 277/480 Volt-100% Copper Wire w/ Extra conduit to increase to 800 Amps; Natural Gas Stubs; 2" Heavy Duty Water Service-100% Copper Pipe.
- *867 SF Downstairs Office:** Spacious 9' Ceilings; Central HVA/C; Cervitor Kitchen; Monitoring Windows; Oak Accents.
- *1,045 SF Finished Mezzanine Office**
- *Remote Controlled Exterior Metal Office Security Curtains**
- *Secured Concrete Trash Enclosure Vault**
- *Experienced Landlord with Additional Buildings For Expansion**
- *Low City Business Fees.**

Scale: 1" = 30'

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