

Available SF 1,525 SF

Industrial For Lease

Building Size 24,200 SF



**Address:** 2680 Dawson Ave, Signal Hill, CA 90755  
**Cross Streets:** Dawson Ave/E 27th St

Attractive Multi-Tenant Office/Industrial Buildings  
 Excellent Location in Signal Hill  
 1 Ground Level Door  
 Easy Access to 405, 605 and 710 Freeways  
 Centrally Located Between Both LA and Orange County

**Lease Rate/Mo:** \$2,135  
**Lease Rate/SF:** \$1.40  
**Lease Type:** Modified Gross / Op. Ex: \$0.15  
**Available SF:** 1,525 SF  
**Minimum SF:** 1,525 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$76,004 / 2025  
**Yard:** No  
**Zoning:** M2

**Sprinklered:** No  
**Clear Height:** 18'  
**GL Doors/Dim:** 1 / 10'x10'  
**DH Doors/Dim:** 0  
**A: 100 V: 240 O: 3 W: 3**  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1972

**Whse HVAC:** No  
**Parking Spaces:** 3 / **Ratio:** 2.0:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 200 SF / 1  
**Restrooms:** 1  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 30 Days  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Long Beach/Harbor Cities  
**APN#:** 7212-018-014

**Listing Company:** CBRE - El Segundo  
**Agents:** [Tres Reid 310-363-4948](mailto:tres.reid@cbre.com)  
**Listing #:** 44744217  
**Notes:** Tenant to verify all building specifications. CAM Fees: currently estimated at \$0.15 PSF/mo. Taxes are for the entire project.

**Listing Date:** 04/21/2026 **FTCF:** CB250N000S000

**2680 Dawson Ave**  
Signal Hill, CA 90755

**1,525 SF | For Lease**



## Contact Us

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