



Address: 2674 - 2676 Dawson Ave, Signal Hill, CA 90755

Cross Streets: Dawson Ave/E Willow St

Attractive Multi-Tenant Office/Industrial Building
Great Location in Signal Hill
End Unit - 2 Ground Level Doors
Easy Access to 405, 605 and 710 Freeways
Centrally Located Between Both LA and Orange County

Lease Rate/Mo: \$4,057
Lease Rate/SF: \$1.33
Lease Type: Modified Gross
Available SF: 3,050 SF
Minimum SF: 3,050 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$71,557 / 2024
Yard: No
Zoning: M2

Sprinklered: No
Clear Height: 18'
GL Doors/Dim: 2
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: 5 / **Ratio:** 1.6:1/
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: / 2
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Long Beach/Harbor Cities
APN#: 7212018014

Listing Company: CBRE - El Segundo
Agents: [Tres Reid 310-363-4948](mailto:tres.reid@cbre.com)

Listing #: 42917460

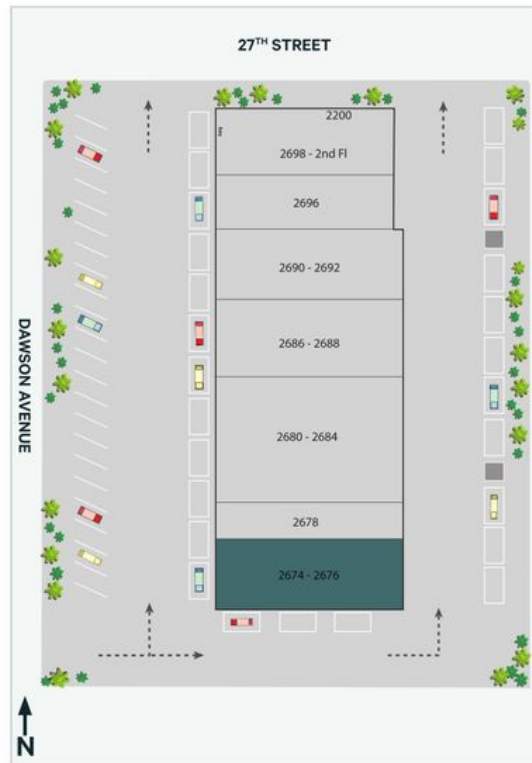
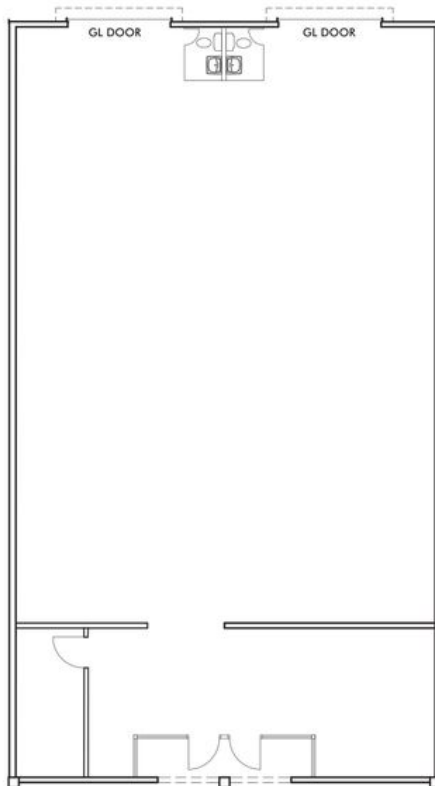
Listing Date: 07/07/2025

FTCF: CB250N000S000

Notes: Tenant to verify all building specifications. CAM currently estimated at \$0.17 PSF. Taxes are for the entire project.

2674-2676 Dawson Ave
Signal Hill, CA 90755

3,050 SF | For Lease



Contact Us

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