

1390 and 1416 E. Burnett St.
Signal Hill, CA

SIGNAL HILL INDUSTRIAL PARK

34,778 SQ. FT. MULTI-TENANT INDUSTRIAL PARK
RARE SOUTH BAY INVESTMENT OPPORTUNITY



Executive Summary

Voit Real Estate Services is pleased to offer for sale the fee simple ownership of a multi-tenant industrial park consisting of approximately 34,778 square feet. The project is located at 1390 and 1416 E. Burnett St. in Signal Hill, CA in South Los Angeles County and offers the rare opportunity to acquire a prime value-add South Bay industrial asset. The project features 22 individual units with flexible sizes ranging from 1,152 to 2,720 square feet, ground level loading, 67 on-site parking stalls, and three (3) driveway entrances, which provide excellent vehicle access to the project.

The Signal Hill Industrial Park is centrally located in the city of Signal Hill, one of South Bay's most desirable locations. The submarket consistently ranks as one of the county's strongest performing industrial submarkets and currently boasts a low 1.12% vacancy rate, one of the lowest in the County.

The project is easily accessible and is located only one mile away from the Santa Monica Freeway (405) and less than two miles away from the Long Beach Freeway (710). The project also offers convenient access to the Garden Grove (22), and Harbor (110) Freeways, as well as the Pacific Coast Highway (1). The project also features convenient access to the ports of Long Beach and Los Angeles, as well as the Long Beach Airport (1.5 miles away), John Wayne Airport and Los Angeles International Airport.



Investment Highlights

- Highly desirable location with convenient freeway access and the ports of Long Beach and Los Angeles.
- Industrial units feature above standard warehouse clearance of 18' and oversize 14' x 10' roll-up doors.
- Daily traffic count of 17,000 cars per day at nearest major intersection of Orange Ave. and E. Burnett St.
- Diverse unit sizes that can accommodate tenant growth within the project, resulting in excellent tenant retention.
- Located in a mature submarket with limited development opportunities and offered at a significant discount to replacement cost.
- Value-add opportunity with below market rents, creating an excellent opportunity to increase income upon stabilization and tenant renewals.
- Situated in a historically strong submarket, Signal Hill boasts a 1.12% industrial vacancy rate, one of the lowest vacancy rates in the South Bay submarket.

Financial Highlights

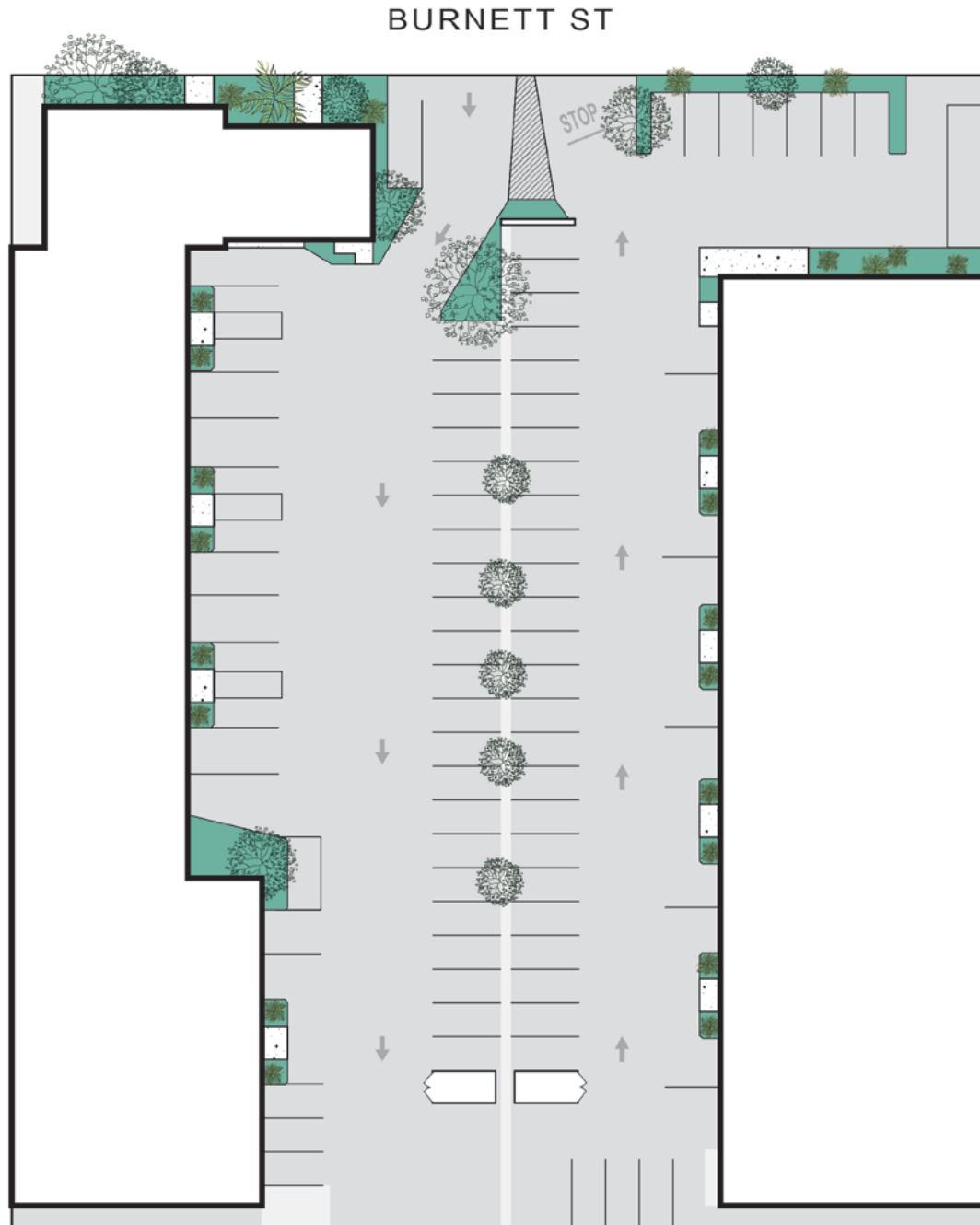
Purchase Price	\$5,750,000 (\$165.33 PSF)
Net Operating Income Year 1	\$304,099
Net Operating Income Year 2	\$334,477
Capitalization Rate Year 1	5.29%
Capitalization Rate Year 2	5.82%

Property Description

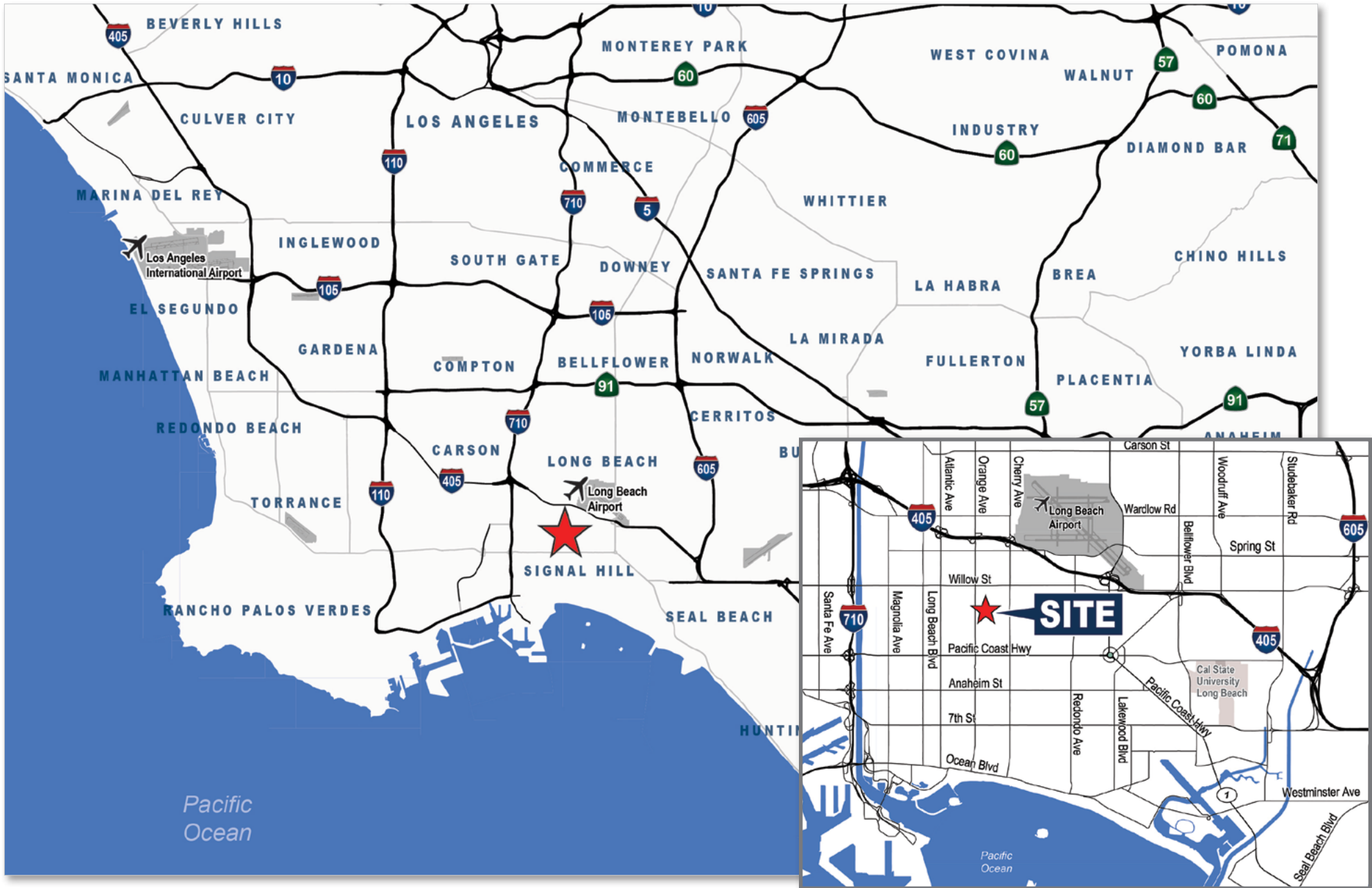
Address:	1390 & 1416 E. Burnett St. Signal Hill, CA	Loading:	Oversized Ground Level Doors (10' x 14')
Total Building Area:	Approximately 34,778 Square Feet	Clearance:	20' Minimum Warehouse Clearance
Office Area:	Typically 15% Improved	Zoning:	M-1 Industrial
Parcel Size:	1.86 Acres	Parking:	Approximately 2:1000 (67 Parking Stalls)
Power:	200 Amps Per Unit	Assessor Parcel Number:	7211-030-051 7211-030-052
Year Built:	1980 (Industrial) 1950 (Two Offices)	Individual Unit Sizes Range:	1,152 - 2,720 Sq. Ft.
Total Units:	Twenty-Two (22)	Natural Gas:	None
Total Buildings:	Two (2) Buildings	Fire Sprinklers:	None



Site Plan



Location Map



Aerial



1390 and 1416 E. Burnett Street
Signal Hill, CA

SIGNAL HILL INDUSTRIAL PARK



*Exclusively
Presented
By:*

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