



Available SF: 8,464

Total Building SF: 13,344



Address: 15323 Garfield Ave, Unit A, Paramount, CA 90723
Cross Streets: Adams St / Garfield Ave

**Fully Sprinklered
Fenced Yard
Located Minutes from (91) & (710) Freeways
Heavy Power**

Lease Rate/Mo: \$6,602
Lease Rate/SF: \$0.78
Lease Type: Gross
Terms: Sublease Through 08/31/2018
Price/SF: --
Sale Price: --
Taxes: \$734, 2015
Available SF: 8,464
Minimum SF: 8,464
Prop Lot Size: POL
Yard: Fncd/Pvd
Zoning: PAM2*

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 1962
Sprinklered: Yes
Ground Lvl Drs/Dim: 2 / 12x12
Dock High/Dim: 0 / --
Clear Height: 14
Heat/Cool: None
Roof Type: Lam Glu WB
A: 200 V: 120/208 Ø: 3 W: --
Parking Spaces: 5 / Bldg Ratio: 2.5:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 2,500 / 6
Restrooms: 1
Office Air: No **Office Heat:** No
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: --
To Show: Call Agent
Region: LA South/Long
Beach/Paramount/Signal Hill
Thomas Guide: 735-G4
APN#: 6240-009-130

Listing Company: Penta Pacific Properties - Santa Fe Springs (562) 699-1922

Agents: Tim Hickok (562) 908-6018 x207

Property/Listing/Ste #: 1040991/1910476/3014743

Listing Date: 07/12/2017

FTCF: CB250N000S000/AOAA

Notes: Plus \$0.035/sq. ft. CAM charge.