



Available SF: 7,020

Total Building SF: 14,250



Address: 15345 Garfield Ave, Paramount, CA 90723
Cross Streets: Garfield Ave / Jefferson St

Major Street Frontage
Small Fenced Yard
Located Minutes from (91) & (710) Fwys- Heavy Power
Industrial Park Environment

Lease Rate/Mo: \$5,827
Lease Rate/SF: \$0.83
Lease Type: Gross
Terms: 3-5 Years
Price/SF: --
Sale Price: --
Taxes: \$12,610, 2016
Available SF: 7,020
Minimum SF: 7,020
Prop Lot Size: 20,325 SF / .47 AC
Yard: Fncd/Pvd
Zoning: PAM2*

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 1965
Sprinklered: No
Ground Lvl Drs/Dim: 2 / (2) 12' x 14'
Dock High/Dim: 0 / --
Clear Height: 18
Heat/Cool: Space Heaters
Roof Type: Lam Glu WB
A: 200 V: 277-480 Ø: 3 W: --
Parking Spaces: 5 / Bldg Ratio: 1:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 1,000 / 4
Restrooms: 2
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: --
Include In Available: --
Unfinished Mezz: --
Include In Available: --
Possession: Now
To Show: Call Agent
Region: LA South/Long
 Beach/Paramount/Signal Hill
Thomas Guide: 735-G4
APN#: 6240-009-079

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

Agents: Tim Hickok (562) 908-6018 x207

Property/Listing/Ste #: 707212/1813959/2881199

Listing Date: 02/27/2017

FTCF: CB250N000S000

Notes: Call Broker for Commission Information. Part of Industrial Park. Plus \$0.05/sq.ft. CAM charge.