

Available SF 8,000 SF

Industrial For Lease

Building Size 18,000 SF



Address: 15505 Minnesota, Paramount, CA 90723-4118

Cross Streets: Minnesota Ave/Jefferson St

Small CTU Unit with No CAM  
 Easy Access to 91, 710, and 105 Fwys  
 Fenced Rear Concrete Yard (30' x80')  
 Two (2) 12'x12' Loading Doors

<b>Lease Rate/Mo:</b>	\$7,200	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	650 SF / 3
<b>Lease Rate/SF:</b>	\$0.90	<b>Clear Height:</b>	17'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	2 / 12'x12'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	8,000 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	8,000 SF	<b>A: 200 V: 240/480 O: 3 W: 3</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	Tiltwall	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3-5 Years	<b>Const Status/Year Blt:</b>	Existing / 1961	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	05/01/2019
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 8</b>	<b>/ Ratio: 1.0:1</b>	<b>Vacant:</b>	No
<b>Taxes:</b>	/ 2018	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Paved	<b>Specific Use:</b>	Manufacturing	<b>Market/Submarket:</b>	Long Beach/Harbor Cities
<b>Zoning:</b>	M2			<b>APN#:</b>	6240-019-015
<b>Listing Company:</b>	Penta Pacific Properties				
<b>Agents:</b>	<a href="mailto:doug@pentapacific.com">Doug Wells 562-908-6012</a>				
<b>Listing #:</b>	20900856	<b>Listing Date:</b>	03/12/2019	<b>FTCF:</b>	CB250N000S000/A0AA
<b>Notes:</b>	No CAMs. Do not disturb tenant. Corner location				

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**AIRCRE**  
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