

Available SF 3,334 SF

Industrial For Lease

Building Size 25,312 SF

**Property Name:**

Garfield Jackson Industrial Complex

Address:

16312 Garfield Ave, Unit C, Paramount, CA 90723

Cross Streets:

Garfield Ave/Jackson St

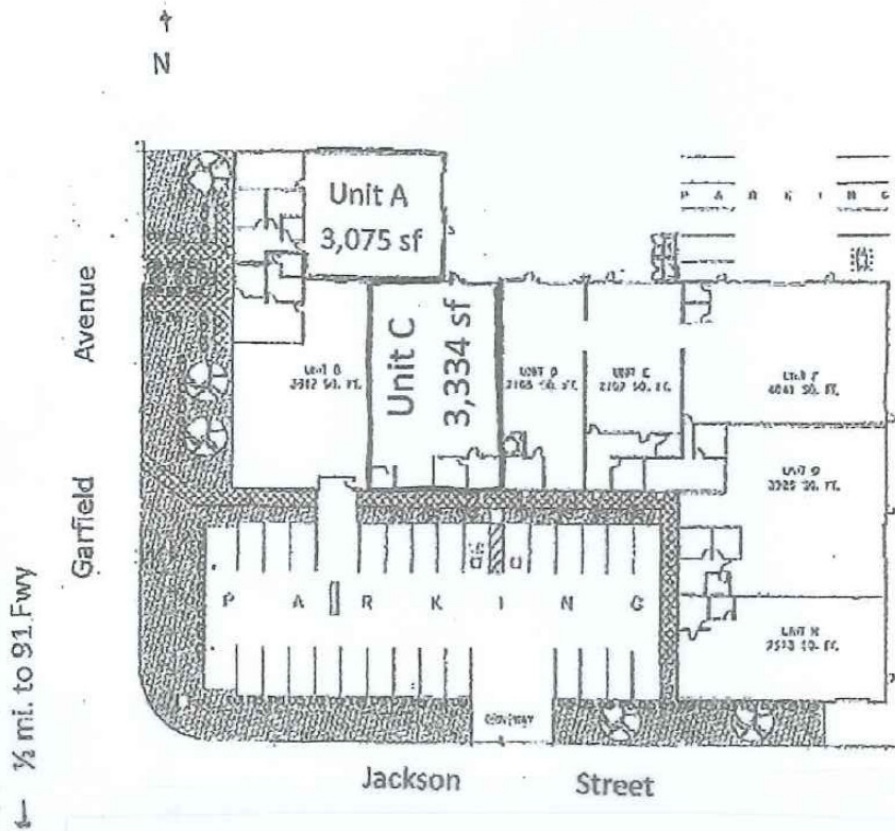
Garfield Jackson Industrial Complex
Multi-Tenant Building
1/2 Mile North of 91 Fwy / Close to 710 Fwy
Attractive Office Entry and Customer Parking
Rear Loading Door - 12' x 12'

Lease Rate/Mo:	\$3,001	Sprinklered:	No	Office SF / #:	300 SF / 2
Lease Rate/SF:	\$0.90	Clear Height:	16'	Restrooms:	1
Lease Type:	Gross	GL Doors/Dim:	1 / 12'x12'	Office HVAC:	Heat & AC
Available SF:	3,334 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	3,334 SF	A: 100 V: 120/208 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	3 Years w/ Annual C.O.L.A.	Const Status/Year Blt:	Existing / 1966	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	08/01/2018
Sale Price/SF:	NFS	Parking Spaces: 4 / Ratio: 1.2:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Long Beach/Harbor Cities
Zoning:	M1			APN#:	7102019035

Listing Company: Penta Pacific Properties**Agents:** [Douglas Wells 562-908-6012](mailto:doug@pentapacific.com)**Property/Listing:** 457004/10544481**Listing Date:** 06/06/2018**FTCF:** CB250N000S000**Notes:** (SEE REVERSE). Call broker to show. Base Rent \$3,001/mo. (.90) + CAM \$233/mo. (.07) = Total Rent \$3,234/mo. (\$.97). Part of Industrial Park.

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16312 Garfield Avenue, Unit C, Paramount, CA 90723 (3,334 sq. ft.)

\$3,001/mo. (.90psf) – Base Rent

\$ 233/mo. (.07psf) – C.A.M.

\$3,234/mo. (.97psf) – Total Rent

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