

Available SF 37,371 SF

Industrial For Lease

Building Size 74,810 SF

**Address:** 7110 Rosecrans Ave, Paramount, CA 90723**Cross Streets:** Gundry Ave/Rosecrans Ave

POL 72,000 SF Building  
 Major Street Frontage  
 Excellent Access to 710, 105 & 91 Fwys  
 Large Fenced Yard / Great Whse or Mfg Building  
 Roof Height Ranges from 20 - 26 Feet

**Lease Rate/Mo:** \$33,634  
**Lease Rate/SF:** \$0.90  
**Lease Type:** Gross  
**Available SF:** 37,371 SF  
**Minimum SF:** 37,371 SF  
**Prop Lot Size:** POL  
**Term:** 3-5 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$63,866 / 2014  
**Yard:** Fenced  
**Zoning:** M1

**Sprinklered:** Yes  
**Clear Height:** 20'-26'  
**GL Doors/Dim:** 1 / 20' x 20'  
**DH Doors/Dim:** 2 / 10' x 20'  
**A: 200 V: 277-480 O: 3 W: 4**  
**Construction Type:** Tiltwall  
**Const Status/Year Blt:** Existing / 1972  
**Whse HVAC:** No  
**Parking Spaces:** 44 / **Ratio:** 1.2:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 2,000 SF / 5  
**Restrooms:** 4  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 1,500 SF  
**Include In Available:** Yes  
**Unfinished Mezz:**  
**Include In Available:**  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Long Beach/Harbor Cities  
**APN#:** 6241-027-006

**Listing Company:** Penta Pacific Properties  
**Agents:** [Tim Hickok 562-908-6018](mailto:Tim.Hickok@pentapacific.com)  
**Listing #:** 20867297  
**Notes:** Call Broker For Commission Information. CAM Fees: \$0.028 PSF.

**Listing Date:** 02/22/2019**FTCF:** CB000N000S000

**Tim Hickok**  
 tim@pentapacific.com  
 562-908-6018

**AIRCRE**  
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