

Available SF 5,000 SF

Industrial For Lease

Building Size 5,000 SF



**Property Name:** Garfield-Pacific Industrial Center  
**Address:** 7306 Adams St, Paramount, CA 90723  
**Cross Streets:** Garfield Ave/Alondra Blvd

Free Standing Building  
 20' x 12' Reception / Bull Pen, 2 - 12' x 15' Offices, 3 Restrooms  
 2 - 12' x 12' Ground Level Doors, 20' x 50' Fenced Storage Yard  
 New Roof, New Interior Finishes  
 Immediate Access to (710), (105), (605) and (91) Freeways

<b>Lease Rate/Mo:</b>	\$3,850	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	720 SF / 3
<b>Lease Rate/SF:</b>	\$0.77	<b>Clear Height:</b>	14'	<b>Restrooms:</b>	3
<b>Lease Type:</b>	NNN	<b>GL Doors/Dim:</b>	2 / 12'x12'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	5,000 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	5,000 SF	<b>A: 400 V: 120/240 O: 3 W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	0.39 Ac / 16,988 SF	<b>Construction Type:</b>	Tiltwall	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	3-5 Years	<b>Const Status/Year Blt:</b>	Existing / 1966	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	30 Days
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 5</b>	<b>/ Ratio: 1.0:1</b>	<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Long Beach/Harbor Cities
<b>Zoning:</b>	M2			<b>APN#:</b>	6240-009-135
<b>Listing Company:</b>	Penta Pacific Properties				
<b>Agents:</b>	<a href="mailto:tim@pentapacific.com">Tim Hickok 562-908-6018</a>				
<b>Listing #:</b>	21150830	<b>Listing Date:</b>	04/23/2019	<b>FTCF:</b>	CB250N000S000/A0AA
<b>Notes:</b>	Cell: (562) 235-0538. NNN charges are \$.18 sq. ft./month.				

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

**AIRCRE**  
 Powered by: Catylist