

Available SF 3,360 SF

Industrial For Lease

Building Size 17,660 SF

**Property Name:**

Garfield-Pacific Industrial Center

**Address:**

7310 Adams St, Unit B, Paramount, CA 90723

**Cross Streets:**

Garfield Ave/Alondra Blvd

Reception, 2 Private Offices, 2 Restrooms

1 Ground Level Door

New HVAC

New Roof

Immediate Access to (710), (105), (605) and (91) Freeways

<b>Lease Rate/Mo:</b>	\$2,587	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	/ 3
<b>Lease Rate/SF:</b>	\$0.77	<b>Clear Height:</b>	14'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	NNN / Op. Ex: \$0.18	<b>GL Doors/Dim:</b>	1 / 10'x10'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	3,360 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	3,360 SF	<b>A: 100 V: 120/240 O: 1 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 / 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: 3</b>	<b>/ Ratio: 0.9:1</b>	<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Yes	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Long Beach/Harbor Cities
<b>Zoning:</b>	M2			<b>APN#:</b>	6240-009-134
<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>	21154070	<b>Listing Date:</b>	04/23/2019	<b>FTCF:</b>	CB250N000S000/A0AA
<b>Notes:</b>	Cell: (562) 235-0538. NNN fees are \$.18 sq. ft./month.				

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

**AIRCRE**  
Powered by: 