

Available SF 3,250 SF

Industrial For Lease

Building Size 9,486 SF



Property Name:

Garfield-Pacific Industrial Center

Address:

7332 Adams St, Paramount, CA 90723

Cross Streets:

Garfield Ave/Alondra Blvd

Reception / Bull Pen, 2 Private Offices, 2 Restrooms, Copy/Production Area
 Kitchenette and Dedicated Office in Warehouse
 1 - 12' x 12' Ground Level Dock Door
 Immediate Access to (710), (105), (605) and (91) Freeways

Lease Rate/Mo: \$2,503
Lease Rate/SF: \$0.77
Lease Type: NNN / Op. Ex: \$0.18
Available SF: 3,250 SF
Minimum SF: 3,250 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard:
Zoning: M2

Sprinklered: Yes
Clear Height: 14'
GL Doors/Dim: 1 / 12'x12'
DH Doors/Dim: 0
A: 200 V: 120/210 O: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1966
Whse HVAC: No
Parking Spaces: 3 / Ratio: 1.0:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 800 SF / 3
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: Long Beach/Harbor Cities
APN#: 6240-009-132

Listing Company: Penta Pacific Properties

Agents: [Tim Hickok 562-908-6018](mailto:tim@pentapacific.com)

Listing #: 21150801

Listing Date: 04/23/2019

FTCF: CB250N000S000/A0AA

Notes: Cell: (562) 235-0538. NNN fees are \$.18 sq. ft./month.

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