

Available SF 8,729 SF

Industrial For Lease

Building Size 46,592 SF



Address: 7543 Rosecrans Ave, Paramount, CA 90723

Cross Streets: Garfield Ave/Rosecrans Ave

POL 46,592 SF Building  
 Ground Level Loading  
 21' Clear Height, 200 Amps

<b>Lease Rate/Mo:</b>	\$6,809	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	
<b>Lease Rate/SF:</b>	\$0.78	<b>Clear Height:</b>	21'	<b>Restrooms:</b>	
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	8,729 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	8,729 SF	<b>A: 200 V: 0: W:</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 / 1988	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces:</b>	/ Ratio:	<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Distribution	<b>Market/Submarket:</b>	Long Beach/Harbor Cities
<b>Zoning:</b>	M2			<b>APN#:</b>	6242-020-049
<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>	20906286	<b>Listing Date:</b>	03/15/2019	<b>FTCF:</b>	CB000N000S000/A0AA
<b>Notes:</b>	Call broker for commission information.				

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**AIRCRE**  
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