



**Available SF: 4,428**

**Total Building SF: 4,428**



**Address:** 7605 Monroe St, Paramount, CA 90723  
**Cross Streets:** Alondra Blvd / Garfield Ave

**Small Free Standing Building  
Fenced & Paved Yard  
Approx. 1,800 SF Covered Area  
New Paint**

**Lease Rate/Mo:** \$4,339  
**Lease Rate/SF:** \$0.98  
**Lease Type:** Gross  
**Terms:** 5 Years or Acceptable  
**Price/SF:** --  
**Sale Price:** --  
**Taxes:** \$3,852, 2016  
**Available SF:** 4,428  
**Minimum SF:** 4,428  
**Prop Lot Size:** 7,018 SF / .16 AC  
**Yard:** FnCd/Pvd  
**Zoning:** M-2

**Construction Type:** Metal (General Case)  
**Const Status/Year Blt:** EXIST / 1957  
**Sprinklered:** No  
**Ground Lvl Drs/Dim:** 4 / 3: 12'x10', 1: 5'x8'  
**Dock High/Dim:** 0 / --  
**Clear Height:** 12 - 18  
**Heat/Cool:** None  
**Roof Type:** Mtl RF SF  
**A:** 200 **V:** 122/240 **Ø:** 3 **W:** 4  
**Parking Spaces:** /Bldg Ratio: --  
**Rail Service:** No  
**Specific Use:** Light Industrial

**Office SF / #:** 1,465 / 5  
**Restrooms:** 2  
**Office Air:** Yes **Office Heat:** Yes  
**Finished Ofc Mezz:** 350 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**To Show:** Call Agent  
**Region:** LA South/Long  
Beach/Paramount/Signal Hill  
**Thomas Guide:** 735-G5  
**APN#:** 7102-013-006

**Listing Company:** Penta Pacific Properties - Santa Fe Springs (562) 699-1922

**Agents:** Brian Park (562) 908-6022

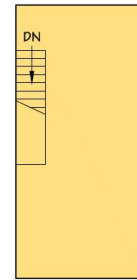
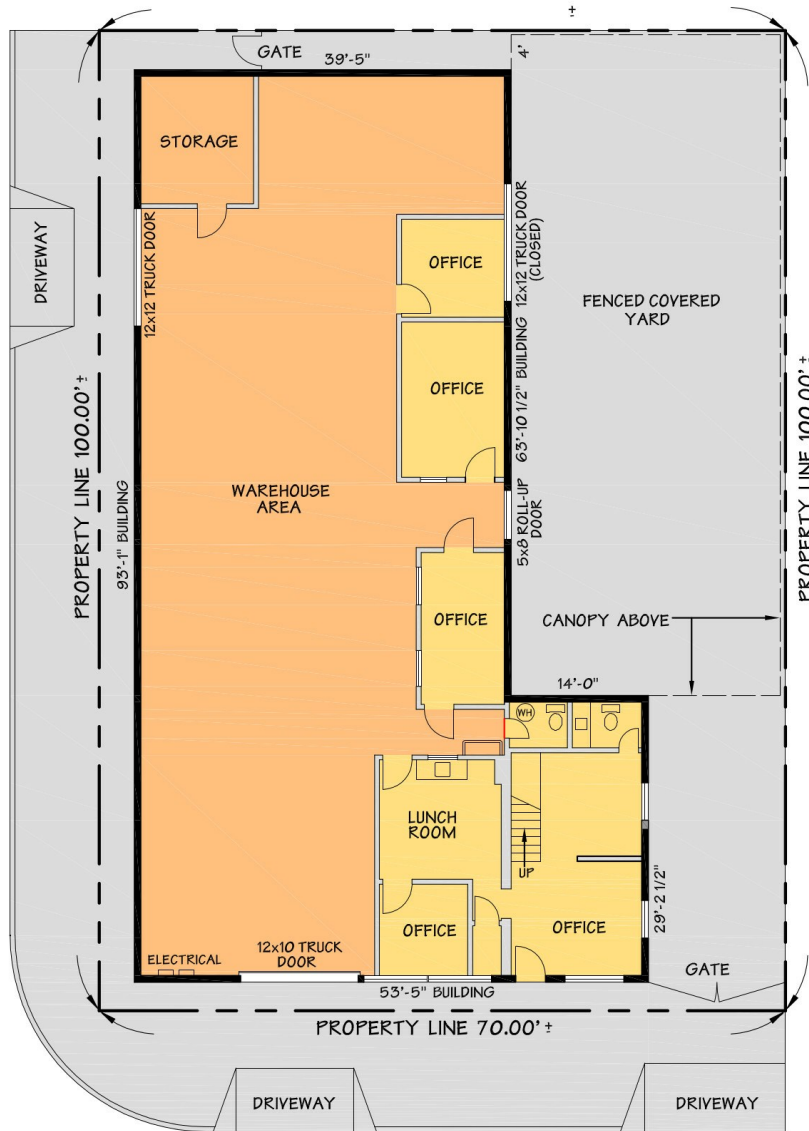
**Property/Listing/Ste #:** 691219/1883477/2975885

**Listing Date:** 05/30/2017

**FTCF:** CB000N000S250/AOAA

**Notes:** Lessee to verify all information contained herein. 300 SF office in warehouse may be removable. Call or Email (brian@pentapacific.com) broker to show.


MINNESOTA AVENUE



2ND FLOOR OFFICE PLAN

MONROE STREET

**SITE PLAN**

SCALE: 1" = 16' 

7605 MONROE STREET, PARAMOUNT, CA 90723  
 BUILDING FOOTPRINT: 4,078 SF  
 2ND FLOOR OFFICE: 350 SF  
 TOTAL SQUARE FOOTAGE: 4,428 SF

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.