

Available SF 57,700 SF

Industrial For Lease

Building Size 57,700 SF



Address:

7301 Quimby St, Paramount, CA 90723

Cross Streets:

Quimby St/Garfield Ave

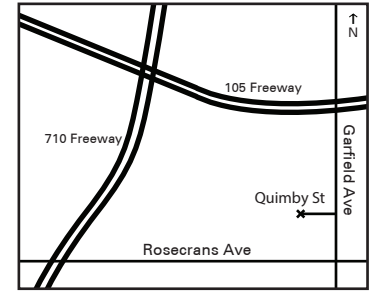
Ideal Production/Warehouse Facility
2000 AMP Power; Distribution; Gas Meter
2 Exterior Dock Positions; 8 Ground Level; Fire Sprinkler
Large Fenced Parking/Yard Area
Near 710/105 Freeway Interchange
Manufacturing Plant Improvements - Available January 1, 2020

Lease Rate/Mo:	\$51,930	Sprinklered:	Yes	Office SF / #:	6,000 SF / 18
Lease Rate/SF:	\$0.90	Clear Height:	16'-18'	Restrooms:	6
Lease Type:	Gross / Op. Ex: \$0.10	GL Doors/Dim:	8 / 12'x12';13'-17'	Office HVAC:	Heat & AC
Available SF:	57,700 SF	DH Doors/Dim:	2	Finished Ofc Mezz:	0 SF
Minimum SF:	57,700 SF	A: 2000 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	2.29 Ac / 99,752 SF	Construction Type:	Tiltwall	Unfinished Mezz:	3,000 SF
Term:	5 Year With Increases	Const Status/Year Blt:	Existing / 1972	Include In Available:	Yes
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	01/01/2020
Sale Price/SF:	NFS	Parking Spaces: 100 / Ratio: 1.7:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:		Market/Submarket:	LOS-South Industrial
Zoning:	M-2			APN#:	6236-031-056
Listing Company:	Klein Commercial Real Estate				
Agents:	Jim Klein 310-451-8121				
Listing #:	23690788	Listing Date:	09/11/2019	FTCF:	CB250N000S000/OAA
Notes:	Ceiling height varies. Majority of building is 17'-18' Min. Smaller, rear section is 14'. Sprinkler calc is .20/2000. 3 sets of shop bathrooms. 5-year commission only. Tenant to verify all information independently and not rely on broker or landlord				

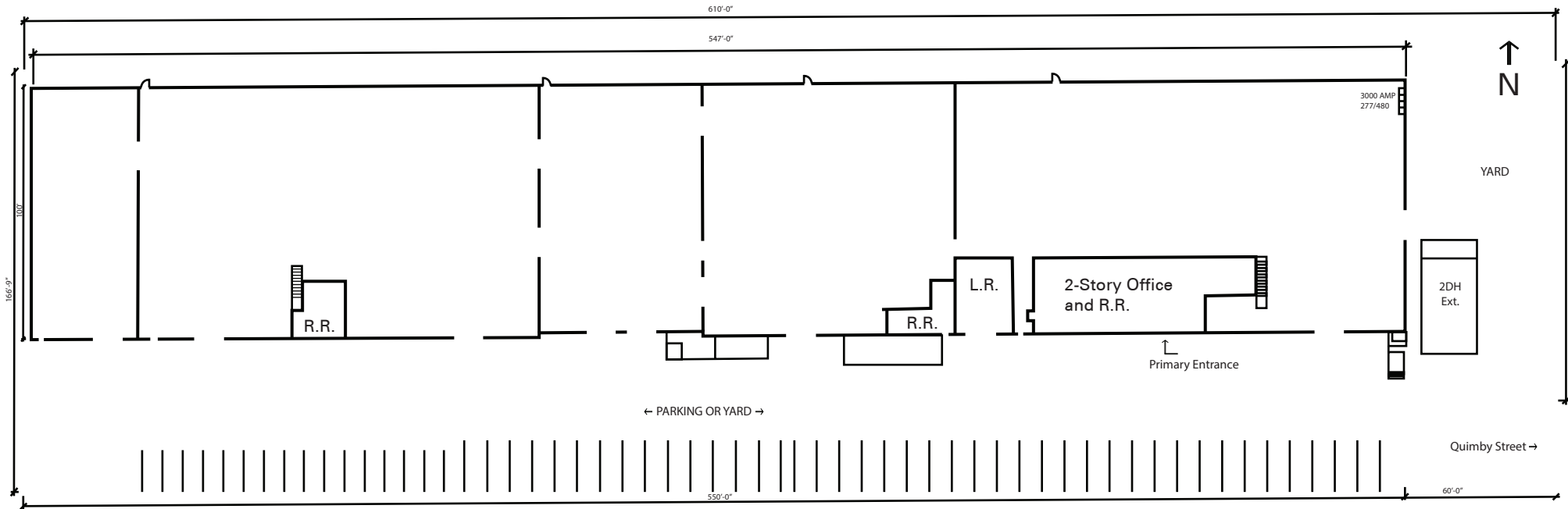


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7301 Quimby St, Paramount, CA



Gross Square Footage 54,700

*All information has been obtained from reliable sources but neither Landlord, not Landlord's broker make any representations as to the accuracy of any information provided. Tenant must independently verify all information themselves.