



AVAILABLE

Klein Commercial
Real Estate, Inc.

1204 W. Gardena Blvd, #A

Gardena, CA 90247

Tel. 310-493-0053

www.kleincom.com



FOR LEASE

57,700 SF Industrial Building

7301 Quimby Street, Paramount, CA



Ideal Manufacturing/ Warehouse Facility

Last Mile Location

2000 AMP/277/480V Power; 6,000 SF 2-Story Offices

2 Exterior Dock Positions; 8 Ground Level; Fire Sprinkler

Large Fenced Parking/Yard Area

Near 710/105 Freeway Interchange

17' to 18' Minimum Ceiling Height; Foiled; Skylights

Asking \$,80 NNN PSF/Mo. - Annual Prop. Taxes: \$67,000.

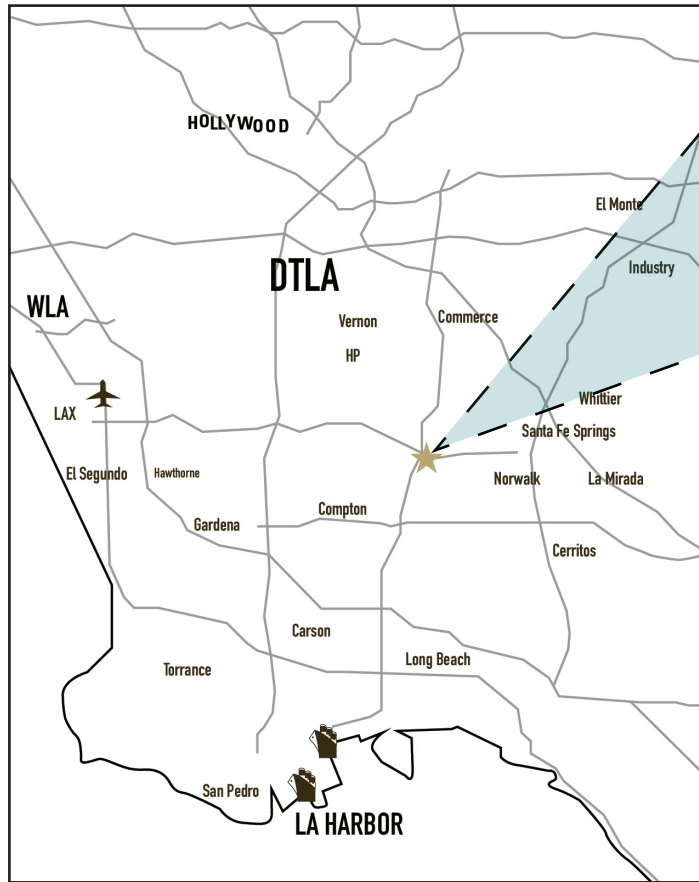
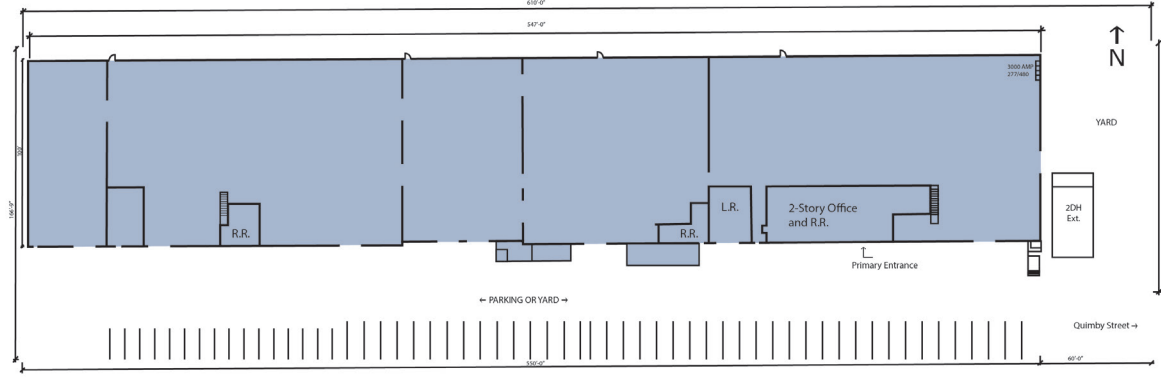
For More Information, Please Contact:

Jim Klein, SIOR; 310-451-8121; jimklein@kleincom.com

*All information has been obtained from reliable sources, however Property Owner and Broker make no representations as to the information's accuracy. All tenants to independently investigate and verify all matters pertaining to the property including but not limited to zoning, physical details, environmental, improvements and any other conditions that affect the Tenant's use and occupancy of the property.

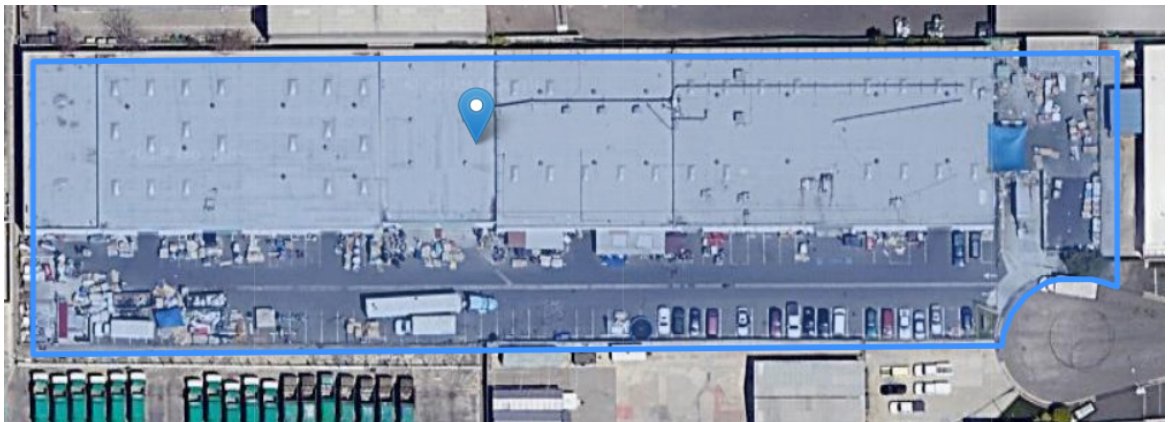


7301 Quimby Street, Paramount, CA



Central Los Angeles Infill Location

- Adjacent to 105/710 Freeways
- 13.5 Miles to Downtown Los Angeles
- 16 Miles to L.A. Ports
- 15.5 Miles to LAX



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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:	\$46,160	Sprinklered:	Yes	Office SF / #:	6,000 SF / 18
Lease Rate/SF:	\$0.80	Clear Height:	16'-18'	Restrooms:	6
Lease Type:	Net / Op. Ex: \$0.15	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](mailto:jimklein@kleincom.com)

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