

7301 Quimby Street, Paramount, CA

57,700 SF Industrial Building



FOR LEASE



Refurbishment Completed – Immediate Occupancy

57,700 SF Building on 98,500 SF Lot

3000 AMP/277/480V Power; 6,000 SF 2-Story Offices

Exterior Loading Dock; 8 Ground Level; Fire Sprinkler

Large Fenced Parking/Yard Area – M2 Zoning

17' to 21' Ceiling Heights; Foiled; Skylights

Asking \$.80 NNN PSF/Mo. – \$46,160 per Month

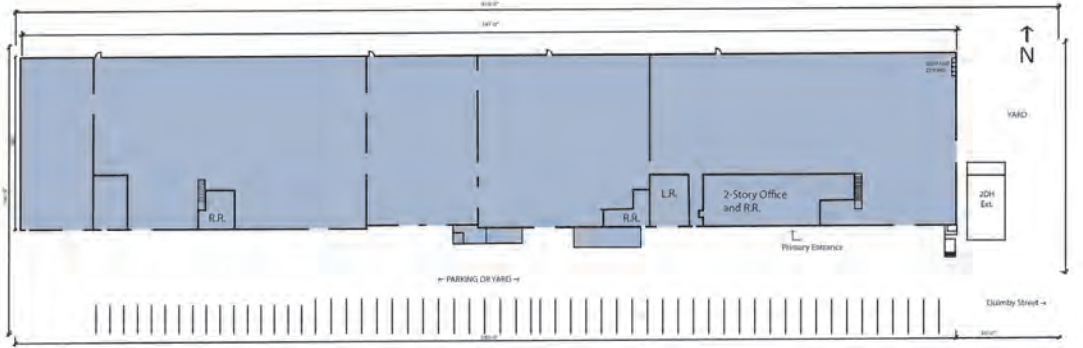
For More Information, Please Contact:
Jim Klein, SIOR; 310-451-8121

jimklein@kleincom.com

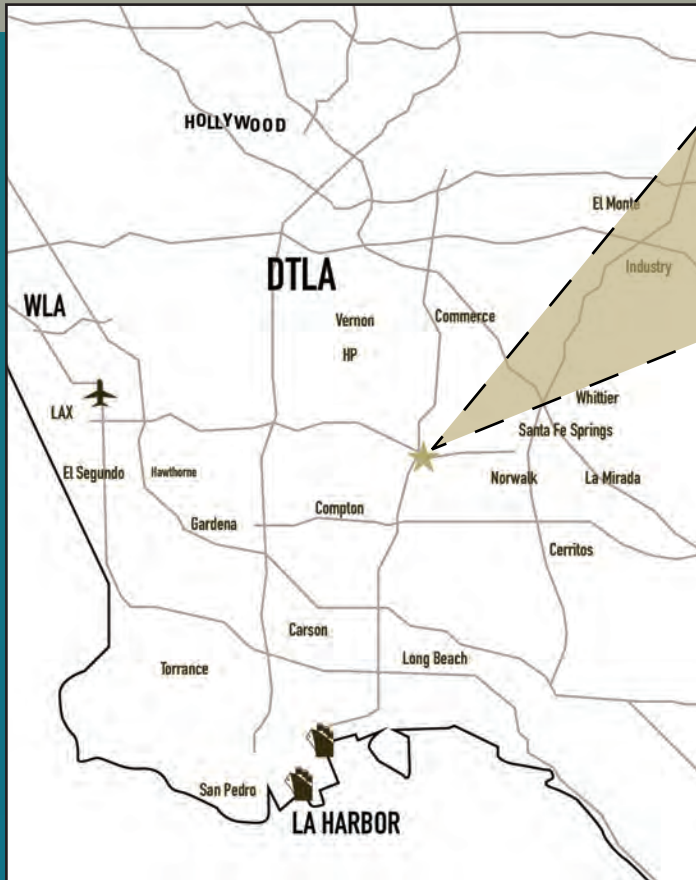


*All information has been obtained from reliable sources, however Property Owner and Broker make no representations as to the information's accuracy. All tenants to independently investigate and verify all matters pertaining to the property including but not limited to zoning, physical details, environmental,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

7301 Quimby St, Paramount, CA

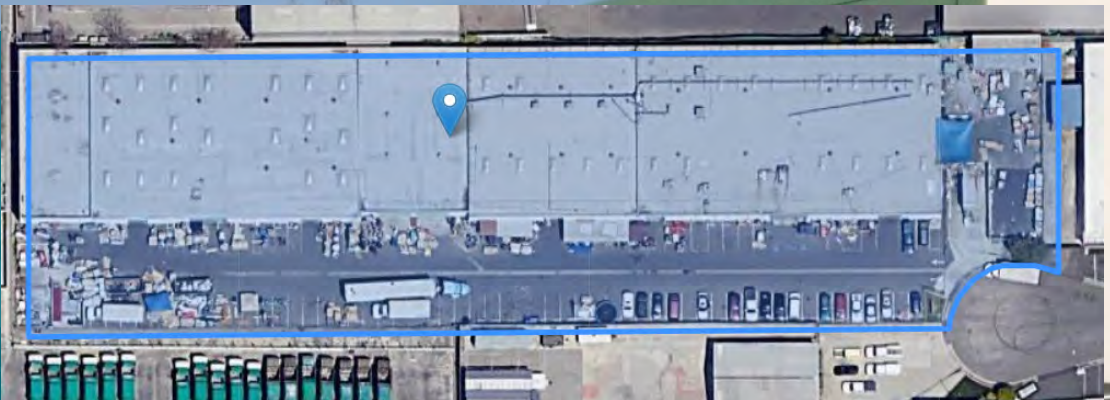


Klein Commercial
Real Estate, Inc.
1204 W. Gardena Blvd, #A
Gardena, CA 90247
Tel. 310-493-0053
www.kleincom.com



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





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

Now Divisible to 37,000 SF & 20,000 SF
Ideal Production/Warehouse Facility
3000 AMP Power; Distribution; Gas Meter
2 Exterior Dock Positions; 8 Ground Level; Fire Sprinkler
Large Fenced Parking/Yard Area
Near 710/105 Freeway Interchange

Lease Rate/Mo: \$46,160
Lease Rate/SF: \$0.80
Lease Type: Net / Op. Ex: \$0.15
Available SF: 57,700 SF
Minimum SF: 57,700 SF
Prop Lot Size: 2.29 Ac / 99,752 SF
Term: 5 Year With Increases
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M-2

Sprinklered: Yes
Clear Height: 16'-18'
GL Doors/Dim: 8 / 12'x12';13'-17'
DH Doors/Dim: 2
A: 3000 V: 277/480 O: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1972

Whse HVAC: Yes
Parking Spaces: 100 / **Ratio:** 1.7:1
Rail Service: No
Specific Use:

Office SF / #: 6,000 SF / 18
Restrooms: 6
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 3,000 SF
Include In Available: Yes
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: LOS-South Industrial
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

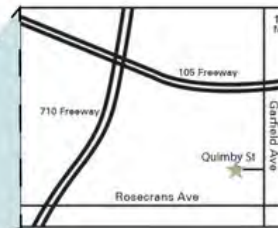
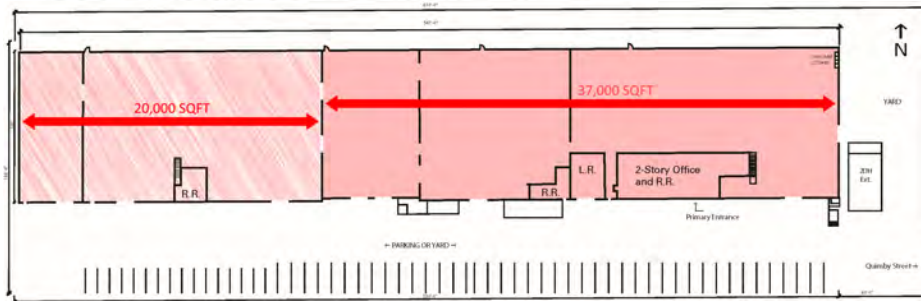
Notes: Ceiling height varies. Majority of building is 17'-18' Min. Smaller, rear section is 14'. Sprinkler calc is .20/2000. 3 sets of shop bathrooms. 5-year commission only. Tenant to verify all information independently and not rely on broker or landlord



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7301 Quimby Street, Paramount, CA (Potential Division Plan)



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