



Available SF 6,240 SF

Industrial For Lease

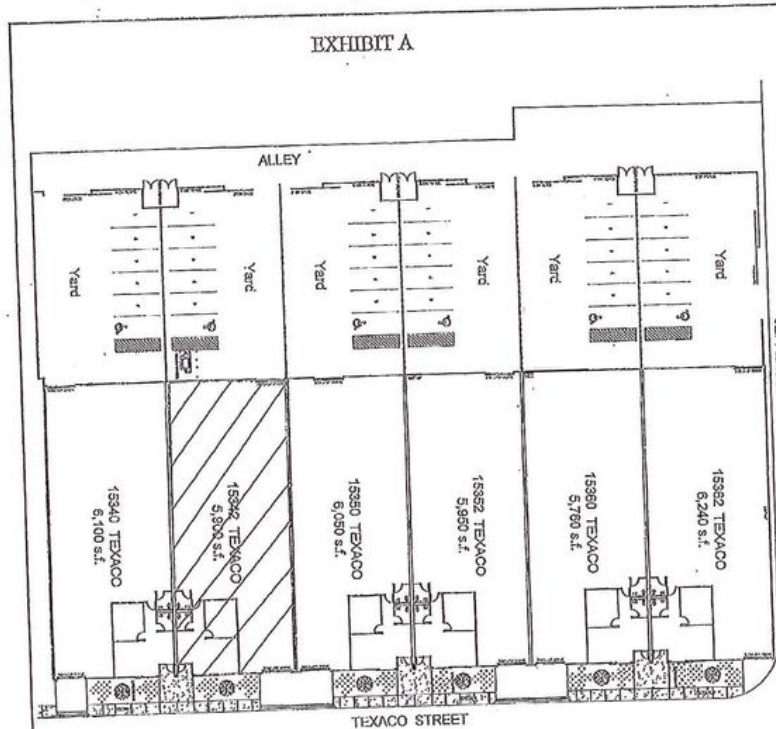
Building Size 36,000 SF



Property Name: Garfield Industrial Park
Address: 15362 Texaco Ave, Paramount, CA 90723
Cross Streets: Texaco Ave/Jefferson St

Prime Paramount Location
Exclusive Fenced Yard
Immediate Access to (710), (105) and (91) Fwys

Lease Rate/Mo:	\$8,424	Sprinklered:	No	Office SF / #:	560 SF / 2
Lease Rate/SF:	\$1.35	Clear Height:	18'	Restrooms:	2
Lease Type:	NNN / Op. Ex: \$0.19	GL Doors/Dim:	1	Office HVAC:	
Available SF:	6,240 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	6,240 SF	A: 200 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1965	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	09/01/2022
Sale Price/SF:	NFS	Parking Spaces: 8 / Ratio: 1.3:1/		Vacant:	No
Taxes:	\$3,958 / 2016	Rail Service:	No	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Long Beach/Harbor Cities
Zoning:	M2	Listing Date:	07/06/2022	APN#:	6240009058
Listing #:	31692830				



GARFIELD INDUSTRIAL CENTER
15340-15362
TEXACO STREET
PARAMOUNT, CALIFORNIA 90723