

PROPERTY SUMMARY

AVAILABLE: ±27,750 SF Bldg on ±77,145 SF Lot

PRICE: \$9.2M

LEASE RATE: \$1.30 / SF NNN (\$36,075.00 / Mo) + \$0.16 OPEX

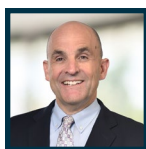
APN#: 7102-020-001

TERM: 3-5 Years

ZONING: M2

- Large Fenced and Paved Gated Yard
- Two (2) Dock High Loading Doors
- 14'-17' Clear Height
- Free Standing Building
- High Visibility
- Close to 91 & 710 Freeways

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Ron Mgrublian
Principal | DRE# 01902882
P: +1(562)354-2537
E: rmgrublian@leelalb.com

CONNECT WITH US ON OUR SOCIALS!



www.lee-associates.com



@leeassociateslalb



@leeassociateslalb



@LeeAssociatesLA

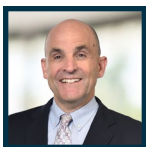
Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

INDUSTRIAL FOR SALE/LEASE

16400 GARFIELD AVE, PARAMOUNT, CA 90723



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Ron Mgrublian
Principal | DRE# 01902882
P: +1(562)354-2537
E: rmgrublian@leelalb.com

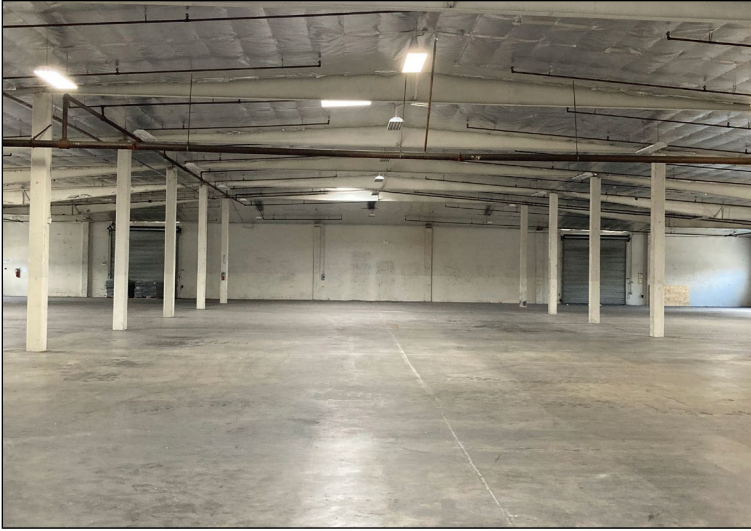
CONNECT WITH US ON OUR SOCIALS!

 www.lee-associates.com  @leeassociateslalb
 @leeassociateslalb  @LeeAssociatesLA

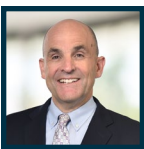
Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

INDUSTRIAL FOR SALE/LEASE

16400 GARFIELD AVE, PARAMOUNT, CA 90723



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Ron Mgrublian

Principal | DRE# 01902882

P: +1(562)354-2537

E: rmgrublian@leelalb.com

CONNECT WITH US ON OUR SOCIALS!



www.lee-associates.com



@leeassociateslalb



@leeassociateslalb



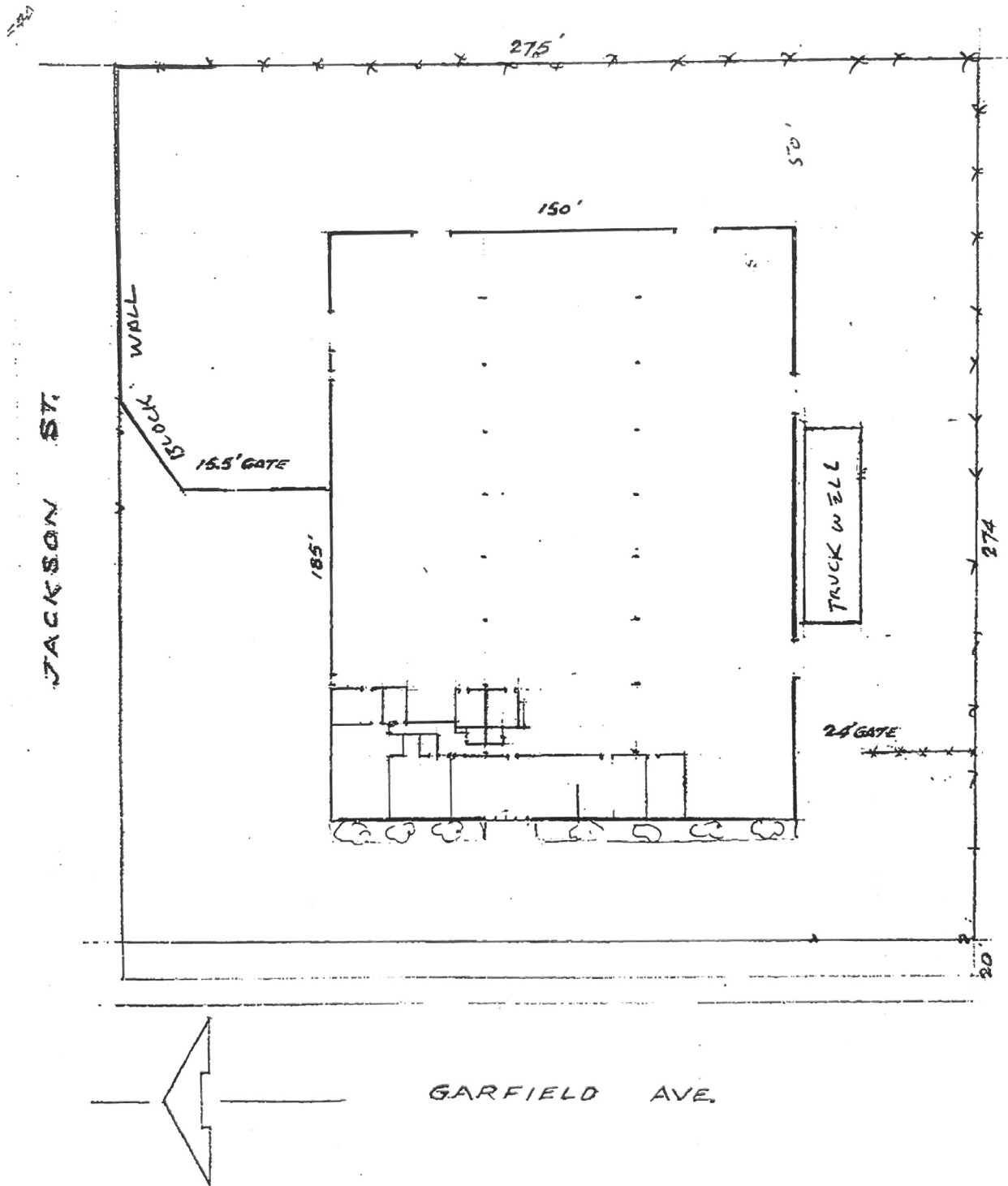
@LeeAssociatesLA

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

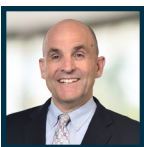
INDUSTRIAL FOR SALE/LEASE

16400 GARFIELD AVE, PARAMOUNT, CA 90723

FLOOR PLAN (NOT DRAWN TO SCALE)



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



Ron Mgrublian
Principal | DRE# 01902882
P: +1(562)354-2537
E: rmgrublian@leelalb.com

CONNECT WITH US ON OUR SOCIALS!

www.lee-associates.com
 @leeassociateslalb
 @leeassociateslalb
 @LeeAssociatesLA

Copyright © Lee & Associates. All rights reserved. No part of this work may be reproduced or distributed without written permission of the copyright owner. The information contained in this report was gathered by Lee & Associates from sources believed to be reliable. Lee & Associates, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.