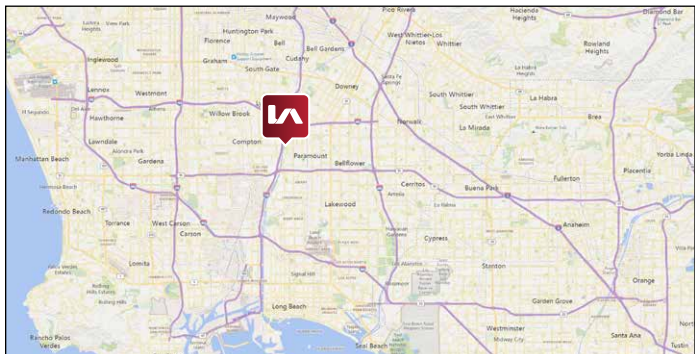


INDUSTRIAL FOR SALE/LEASE

16400 GARFIELD AVE, PARAMOUNT, CA 90723



PROPERTY SUMMARY

AVAILABLE: ±27,750 SF Bldg on ±77,145 SF Lot
PRICE: \$9.1M
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

VIRTUAL TOUR

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



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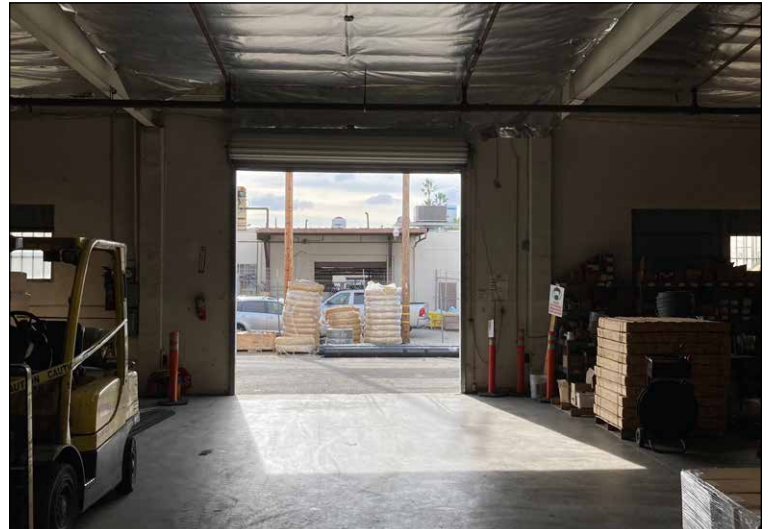
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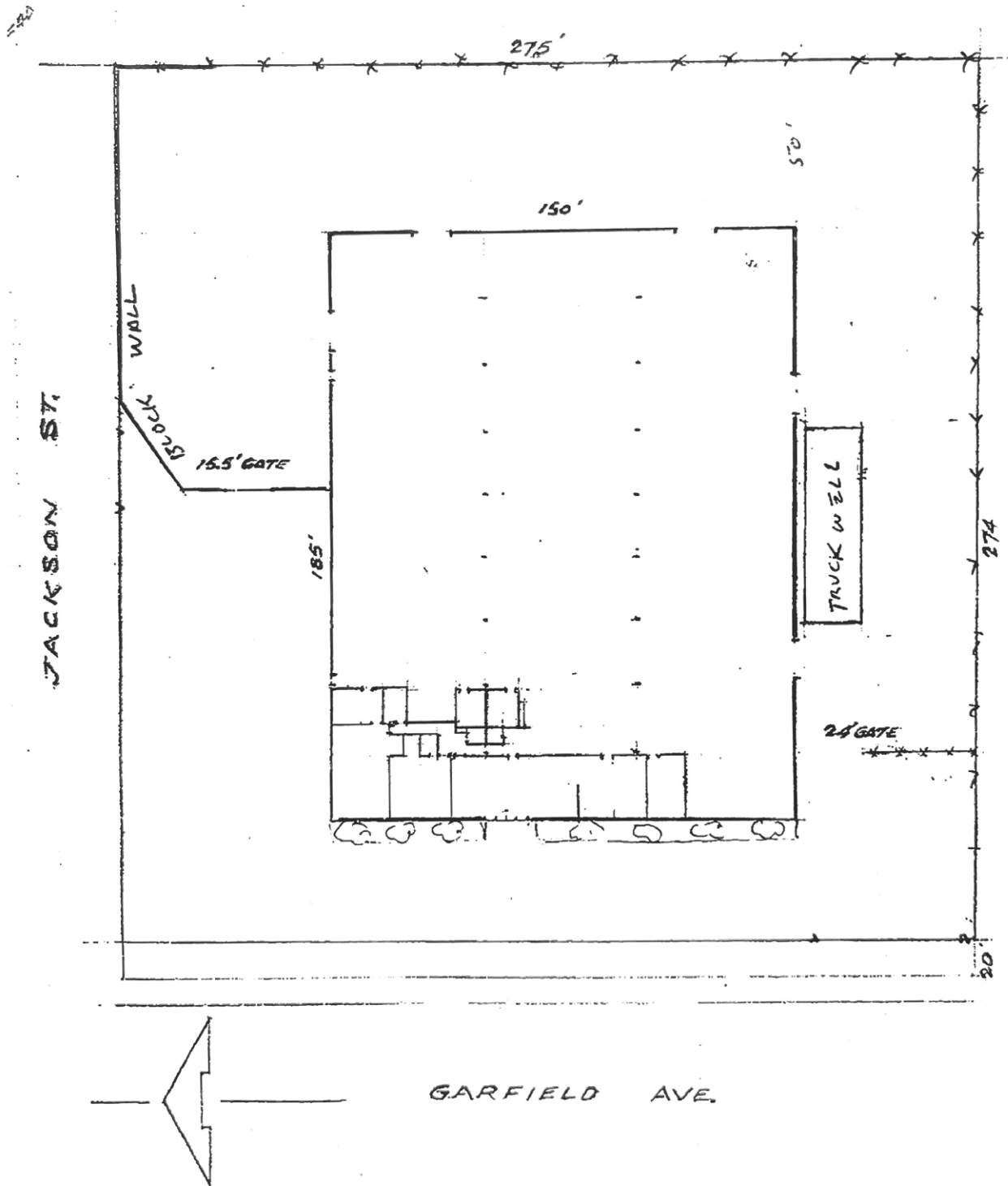
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FLOOR PLAN (NOT DRAWN TO SCALE)



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