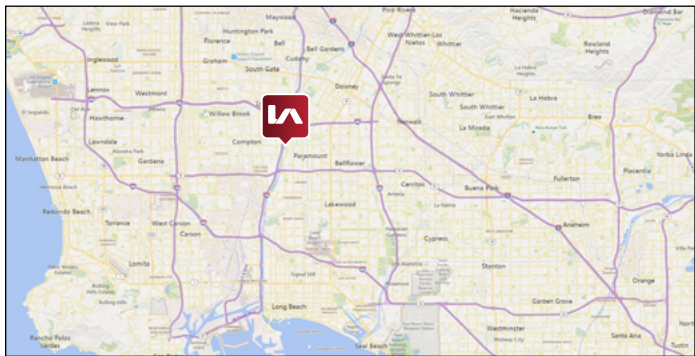


Lowest OPEX (\$0.16) in the Market!



PROPERTY SUMMARY

| | |
|--------------------|--|
| AVAILABLE: | ±27,750 SF Bldg on ±77,145 SF Lot |
| LEASE RATE: | \$1.30 / SF NET (\$36,075 / Mo) + \$0.16 OPEX |
| APN#: | 7102-020-001 |
| TERM: | Acceptable to Owner |
| ZONING: | M2 |

- Owner Motivated - Submit Your Offer Now!
- Large Fenced and Paved Gated Yard
- Abundant Parking - 56 spaces
- Two (2) Dock High Loading Doors
- Free Standing Building
- High Visibility
- Close to 91 & 710 Freeways

VIRTUAL TOUR

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PARAMOUNT,
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FOR LEASE

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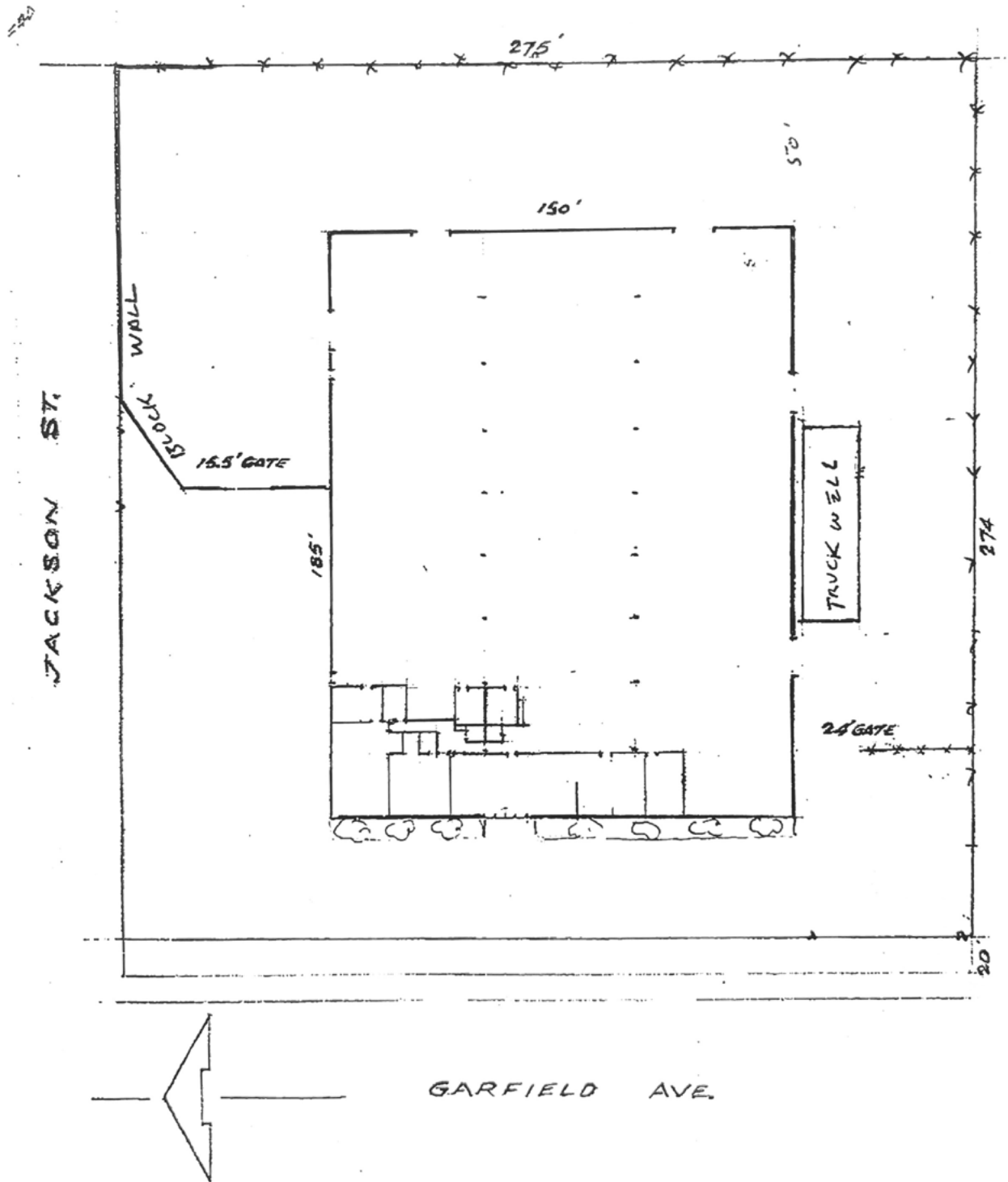
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FLOOR PLAN (NOT DRAWN TO SCALE)



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