

Available SF 8,351 SF

Industrial For Lease

Building Size 22,099 SF



**Address:** 16330 Downey Ave, Paramount, CA 90723  
**Cross Streets:** Downey Ave/Flower St

POL 22,099 SF Building  
 Excellent Access to 91, 605, 710 Freeways  
 Dock High and Ground Level Loading  
 22' Clear Height  
 Approx 959 SF of Finished Office Mezzanine (Included in SF)

**Lease Rate/Mo:** \$7,933  
**Lease Rate/SF:** \$0.95  
**Lease Type:** Gross  
**Available SF:** 8,351 SF  
**Minimum SF:** 8,351 SF  
**Prop Lot Size:** POL  
**Term:** 3-5 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$9,944 / 2017  
**Yard:** No  
**Zoning:** M1

**Sprinklered:** Yes  
**Clear Height:** 22'  
**GL Doors/Dim:** 1 / 14x14  
**DH Doors/Dim:** 1 / 10x10  
**A: 200 V: 277/480 O: 3 W:**  
**Construction Type:** Tiltwall  
**Const Status/Year Blt:** Existing / 22  
**Whse HVAC:** No  
**Parking Spaces:** 10 / **Ratio:** 1.2:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 959 SF / 4  
**Restrooms:** 2  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 959 SF  
**Include In Available:** Yes  
**Unfinished Mezz:** 0 SF  
**Include In Available:**  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Long Beach/Harbor Cities  
**APN#:** 7107002013

**Listing Company:** Penta Pacific Properties  
**Agents:** [Tim Hickok 562-908-6018](mailto:tim@pentapacific.com)

**Property/Listing:** 1020533/10579081

**Listing Date:** 09/13/2018

**FTCF:** CB250N000S000/A0AA

**Notes:** 959 SF Mezzanine Included in the SF. Cell #(562) 235-0530. Part of Industrial Park.

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