

INDUSTRIAL FOR LEASE

AVAIL SF: 6,776

TOTAL BLDG SF: 20,715



ADDRESS 16394 DOWNEY AV, PARAMOUNT CA ZIP 90723

Excellent Access to the (91), (605) and (710) Freeways
*** Dock Hi and Ground Level Loading***

LEASE RENTAL \$ 4,404 /mo Gross 0.650 Net _____ Term 2-3 Years
 SALE PRICE \$ NFS Price/SF \$ _____ Possession Immediate Tax \$ 9,944.00 Yr 2010-2011
 Avail SF 6,776 Power A 200 V 277-480 Ø 3 W TBD
 Min. SF 6,776 Heat NONE Cooling NONE PWR Notes VERIFY
 Land SF POL Truck Hi Pos 1 Dim 10x10
 Const CTU Roof LAM Grd Lev Drs 1 Dim 14x14
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
 Sprinklered YES Min Clear Height 22 OFFICE DATA Office SF 875 # 3
 Pkg 8 Yard No Yr Blt 1992 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 735-J5 Zone M1 To Show Call Broker - FOR APPOINTMENT Sp. Feat. _____
 AGENT Tim Hickok (562)908-6018 x207 Region S Listing # 1246997
 FIRM Penta Pacific Properties 07/15/11
 FTFC CB250N000S000/AOAA Notes Common area maintenance charge=+/- 0.028 P.S.F. Cell (562) 235-0538.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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FOR FURTHER INFORMATION
PLEASE CONTACT:

TIM HICKOK

(562) 944-1599 Ext. 207
(562) 882-1728 Pst. #

KORET

Business Park

Koret Business Park provides an ideal location for manufacturing and warehouse related businesses. Over 150,000 square feet of lease space is available which can be configured in sizes ranging from approximately 4,000 to over 20,000 square feet. From careful design to quality construction, every attention has been paid to ensure an outstanding business location.

Excellent Location

Located in the City of Paramount, Koret Business Park is surrounded by four nearby freeways. Rapid access is available to major market areas of both Los Angeles and Orange Counties. The proximity of the Ports of Los Angeles and Long Beach, as well as the Los Angeles and Long Beach airports offers an additional and important benefit.

Labour Supply

An abundance of highly skilled labor is readily available from surrounding communities and nearby Orange County. Numerous universities, colleges, and technical schools located throughout Southern California ensures a continuing supply of labor qualified in the latest technologies.

Building Features

- Superior office areas with spacious ceilings, central HVAC, coffee bars, separate men's and women's restrooms, and separate storage rooms.
- 22' minimum ceiling clearance in warehouse areas.
- Fire sprinklered in both warehouse and office areas for optimal safety.
- Power: 200-400 amps, 277/480 volt, 3 phase
- Fluorescent lighting throughout warehouse.
- Vented skylights in warehouse areas.
- Floor level loading doors are full sized 14 by 14 feet for maximum utility.
- Fully enclosed concrete wash vaults.
- 2 inch extra heavy water service.
- Natural gas stub-outs.
- Ground level and truckwell loading areas carefully designed for ease of loading. Extra wide turning areas ensure maximum maneuverability.
- Extensive, mature and well maintained landscaped areas.
- Served by four freeways: half-way between the Long Beach (710) and San Gabriel (605), 1.5 miles from the newly completed Century (105), and only 1/2 mile from the Redondo (811).
- Traffic signal controlled access; safety and convenience when entering and leaving the complex.

