

Available SF 3,594 SF

Industrial For Lease

Building Size 19,401 SF



Property Name: Paramount Business Center
Address: 6409 Alondra Blvd, Paramount, CA 90723
Cross Streets: Alondra Blvd/Orange Ave

Paramount Business Center
 High Image Security Gated Patrolled Business Park
 Shared Exterior Loading Dock
 Very Close to 710, 91 & 105 Fwys
 18' Clear Height / 14' High Loading Door

Lease Rate/Mo:	\$3,306	Sprinklered:	No	Office SF / #:	788 SF / 3
Lease Rate/SF:	\$0.92	Clear Height:	18'	Restrooms:	1
Lease Type:	Gross	GL Doors/Dim:	1 / 10x14	Office HVAC:	Heat & AC
Available SF:	3,594 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	3,594 SF	A: 100 V: 120/208 O: 3 W: 4		Include In Available:	
Prop Lot Size:	POL	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	3 Years	Const Status/Year Blt:	Existing / 1984	Include In Available:	
Sale Price:	NFS	Whse HVAC:	No	Possession:	01/30/2019
Sale Price/SF:	NFS	Parking Spaces: 5 / Ratio: 1.4:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Long Beach/Harbor Cities
Zoning:	M1			APN#:	6239-015-010

Listing Company: Penta Pacific Properties
Agents: [Douglas Wells 562-908-6012](mailto:douglas.wells@pentapacific.com)

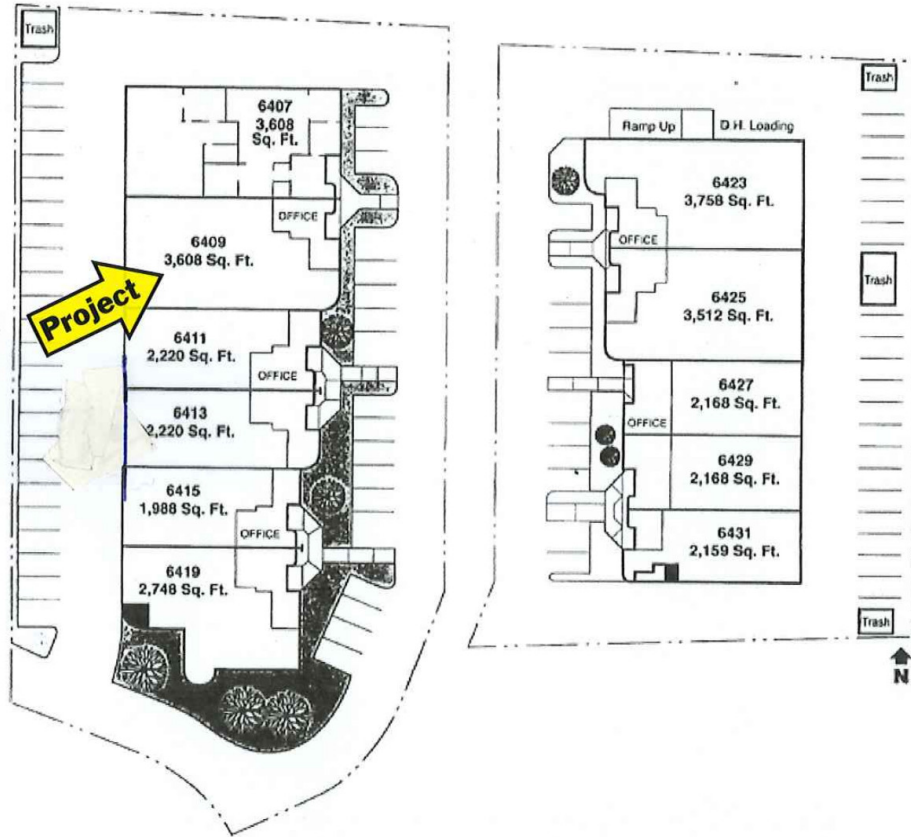
Property/Listing: 461091/10584128 **Listing Date:** 11/06/2018 **FTCF:** CB250N000S000/AOAA

Notes: doug@pentapacific.com. Base Rent of \$3,307/mo. (.92) + CAM \$323/mo. (.09) = Total Monthly Rent of \$3,630/mo. (1.01). (See Reverse.) Exterior loading dock adjacent to unit 6423 Alondra. Part of Industrial Park. *

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Site Plan



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