

Available SF 3,584 SF

Industrial For Lease

Building Size 13,688 SF

**Address:**

6425 Alondra Blvd, Paramount, CA 90723

Cross Streets:

Alondra Blvd/Atlantic Ave

High Image, Security Gate Business Park
 Shared Exterior Loading Dock
 Excellent Access to 710, 105 & 91 Fwys

Lease Rate/Mo: \$3,297
Lease Rate/SF: \$0.92
Lease Type: Gross
Available SF: 3,584 SF
Minimum SF: 3,584 SF
Prop Lot Size: POL
Term: 3 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: M1

Sprinklered: No
Clear Height: 18'
GL Doors/Dim: 1 / 10' x 14'
DH Doors/Dim: 1
A: 100 V: 208/208 O: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1985
Whse HVAC: No
Parking Spaces: 5 / **Ratio:** 1.4:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 510 SF / 2
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Long Beach/Harbor Cities
APN#: 6239-015-009

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

Property/Listing: 462900/10584203

Listing Date: 11/07/2018

FTCF: CB300Y200S000/A0AA

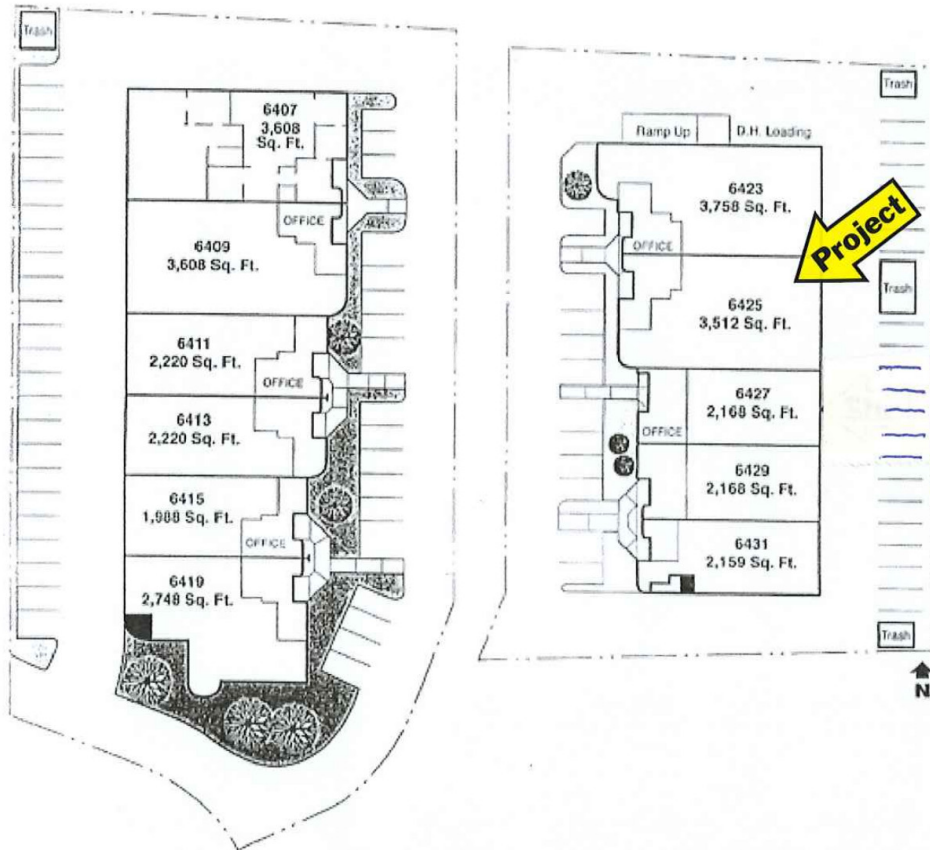
Notes: doug@pentapacific.com. Base Rent of \$3,297/mo. (.92) + CAM \$323/mo. (.09) = Total Monthly Rent of \$3,620/mo. (1.01). (See reverse). Exterior Loading Dock Adjacent to Unit 6423 Alondra.

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PARAMOUNT BUSINESS CENTER 6407-6431 ALONDRA BLVD., PARAMOUNT, CA

Site Plan



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