



# FOR LEASE

15150.5 Downey Avenue, Paramount, CA 90723  
Downey Business Park

**1,600 SF Industrial Unit**

**\$2,560 / month (\$1.60/SF) Gross**



## FEATURES

Available Square Footage	1,600
Land Square Footage	Part of Larger
Office Square Footage	150
Parking	1.5/1,000
Dimensions	Verify
Loading	1 (10' x 10') Ground Level Door
Minimum Ceiling Clearance	18'
Power	100 Amps, 120/280 Volts, 3 Phase
Sprinkler System	None
Year Built	1973
Construction	Concrete Tilt-Up
Zoning	LCM2

## HIGHLIGHTS

Well-Maintained Industrial Park  
Direct Access to the 91 & 105 Freeways

## ACCESSIBILITY

### MILES TO

Los Angeles International Airport	15.0
Long Beach Airport	5.5
Los Angeles & Long Beach Ports (both)	11.0

### IMMEDIATE ACCESS TO

105, 605, 710 and 91 Freeways



### ALEX GUANCHE

LICENSE #02010509  
310.436.6489  
aguanche@lareminc.com

310.719.1585 // [lareminc.com](http://lareminc.com)  
165 Savarona Way, Carson, California 90746

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.