



FOR LEASE

14106 Orange Avenue, Paramount, CA 90723

AVAILABLE 1,654 SF Industrial Unit

\$1.52/SF GROSS



FEATURES

Available Square Footage	1,654
Land Square Footage	Part of Larger
Office Square Footage	±300
Parking	3
Loading	1 GL Door
Minimum Ceiling Clearance	14'
Power	100A, 240 Volts, 3P, 4W
Skylights	Yes
Sprinkler System	None
Year Built	1972
Construction	Tilt-Up
Zoning	M2*
HVAC	Yes

HIGHLIGHTS

Complete Unit Rehab: Interior Paint, New Loading Door, Offices, Electrical Panels, Lighting, and Polished Floors.

Located near Restaurants, Retail Centers, and Service Providers

New Ownership and Management

New Security Gate Installed

ACCESSIBILITY

MILES TO

Los Angeles International Airport	17
Long Beach Airport	8
Los Angeles & Long Beach Ports (both)	15
Intermodal Container Transfer Facility	8

IMMEDIATE ACCESS TO

710, 105, 91, and 605 Freeways



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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.

310.719.1585 // www.lareminc.com
165 Savarona Way, Carson, California 90746

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Photos



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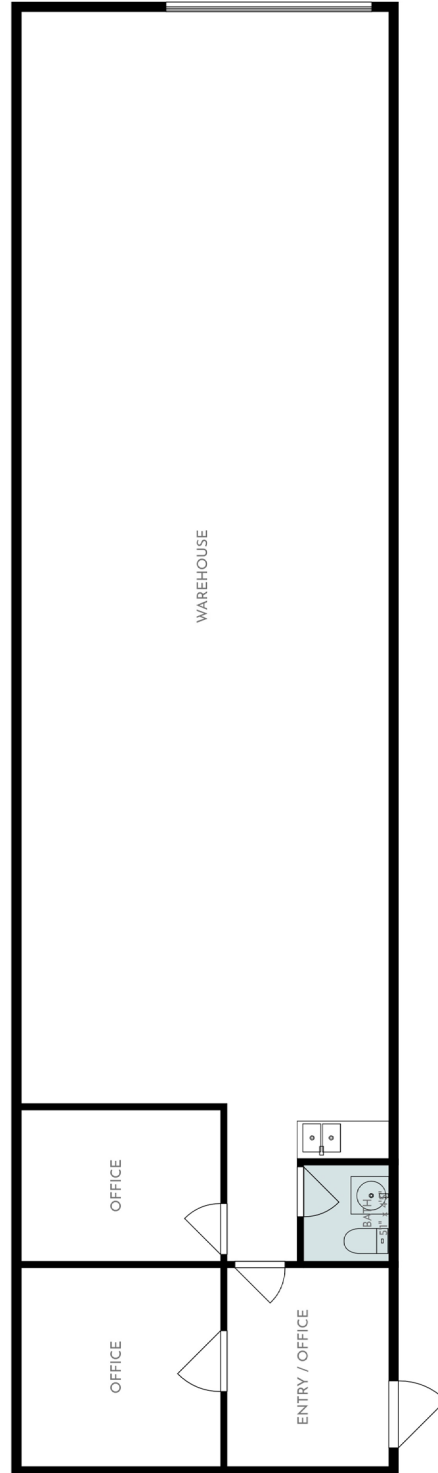
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FLOOR PLAN



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