



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
Dimensions	Verify
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

HIGHLIGHTS

- Immediate Access to Major Freeways
- Located near Restaurants, Retail Centers, and Service Providers
- Full unit rehab in progress; Interior Paint, New Loading Door, and more.
- 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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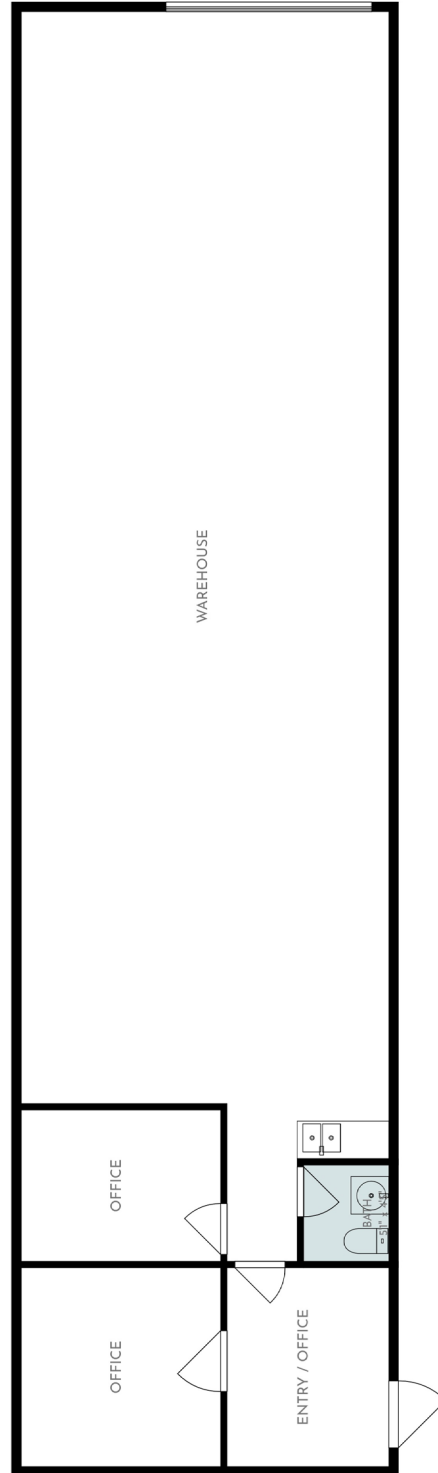
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FLOOR PLAN



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