

NOW AVAILABLE FOR LEASE

15342
COLORADO AVE
PARAMOUNT • CA 90723

COLORADO AVE

JEFFERSON ST

FOR SALE OR LEASE
±4,800 SF INDUSTRIAL BUILDING
ON ±7,501 SF OF LAND

MAJOR PRICE REDUCTION!
SALE PRICE: \$1,392,000.00 (\$290.00/SF)

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

LEE-ASSOCIATES.COM/DOWNTOWNLA

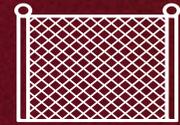
TEAM-CLINE.COM



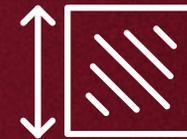
Strategically located in the heart of Paramount's industrial corridor, this ±4,800 SF free-standing building offers a rare owner-user or investor opportunity. The property features heavy power (400A/240V), a 12' clear height, and a private, fenced and paved yard, ideal for secure outdoor storage or fleet parking. Built with clear span construction, the warehouse provides efficient open space complemented by approximately ±250 SF of office and two restrooms. With convenient access to major freeways and positioned within the Long Beach/Harbor Cities submarket, this well-maintained facility is a versatile choice for manufacturing, distribution, or service operations.



Small Free Standing Building with Heavy Power



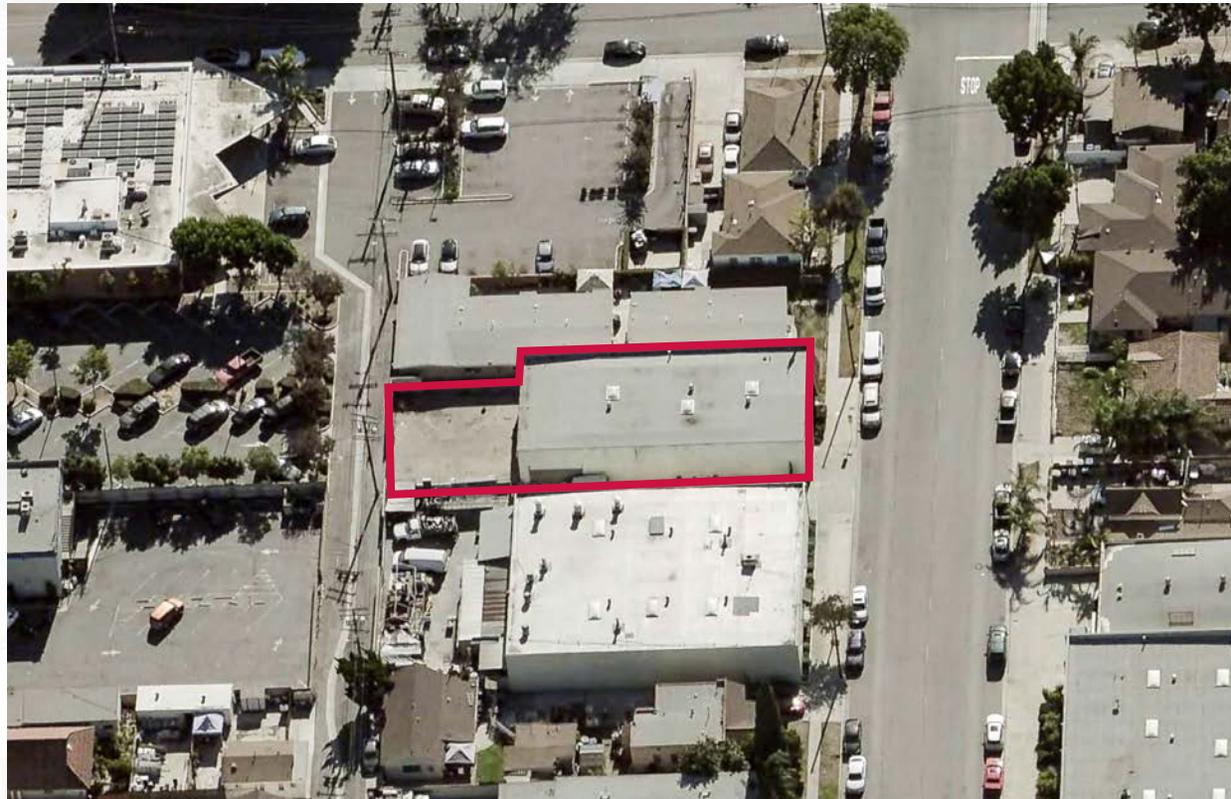
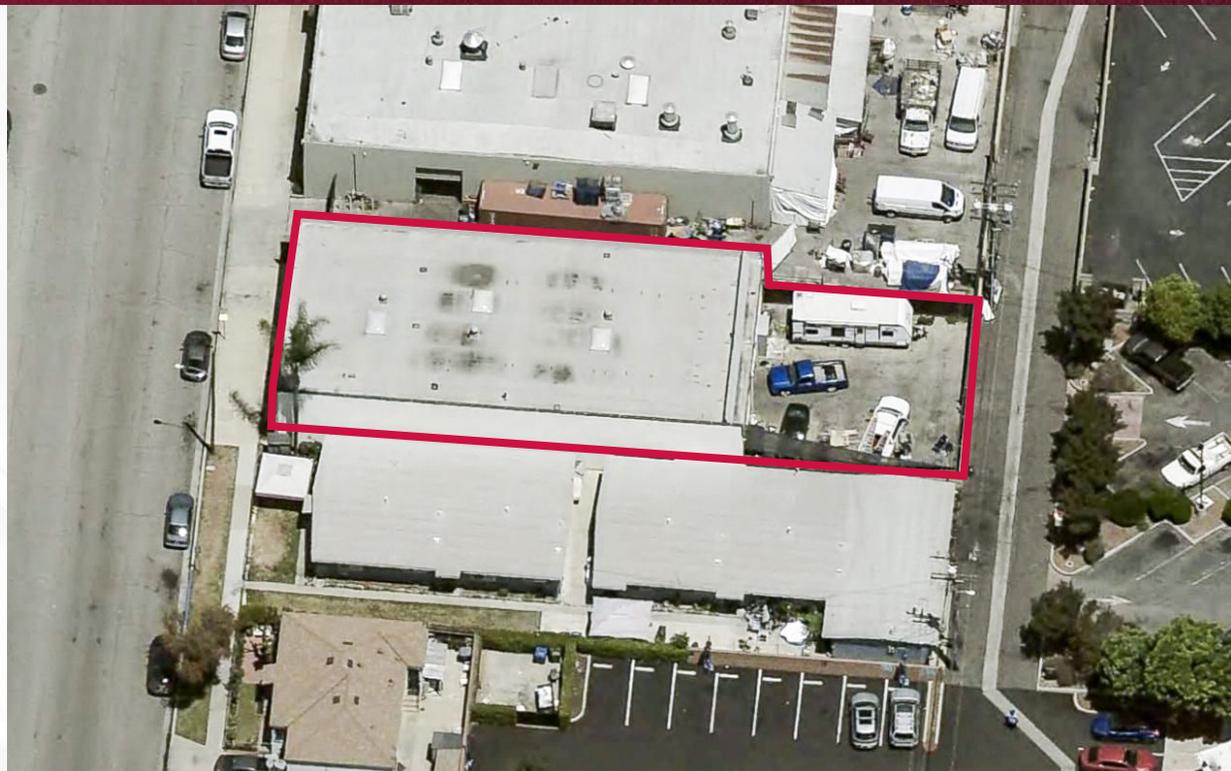
Private Fenced Yard

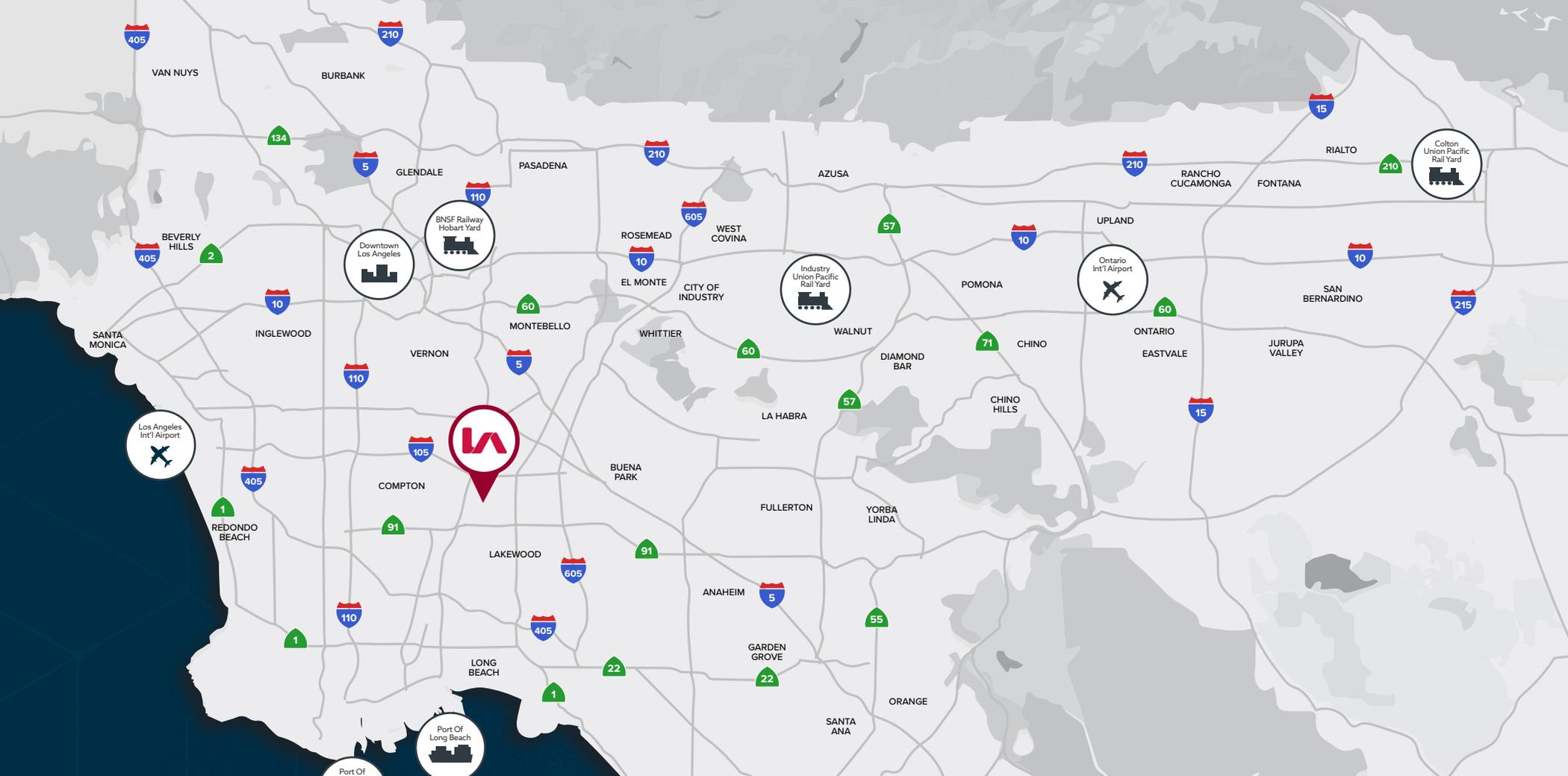


Clear Span

Available SF	±4,800
Clear Height	12'
Sprinklered	No
Prop Lot Size	0.17 AC / ±7,501
Yard	Fenced / Paved
Office SF	±250
Possession Date	Now
Const Status/Year Blt	Concrete
For Sale	Yes
Parking Spaces	0
Rail Service	No
GL Doors	2
DH Doors	0
Construction Type	Concrete
Specific Use	Warehouse/Office
Warehouse AC	No
Zoning	M-1
Market/Submarket	Long Beach/Harbor Cities
APN	6270-012-019
Power	A: 400 V; 240 Ø: 3 W: 4

PROPERTY INFORMATION





710 Freeway
2.1 MILES

5 Freeway
1.8 MILES

Port of Long Beach
10 MILES

Port of Los Angeles
12.7 MILES

Downtown Los Angeles
14.7 MILES

Los Angeles Int'l Airport
14.7 MILES

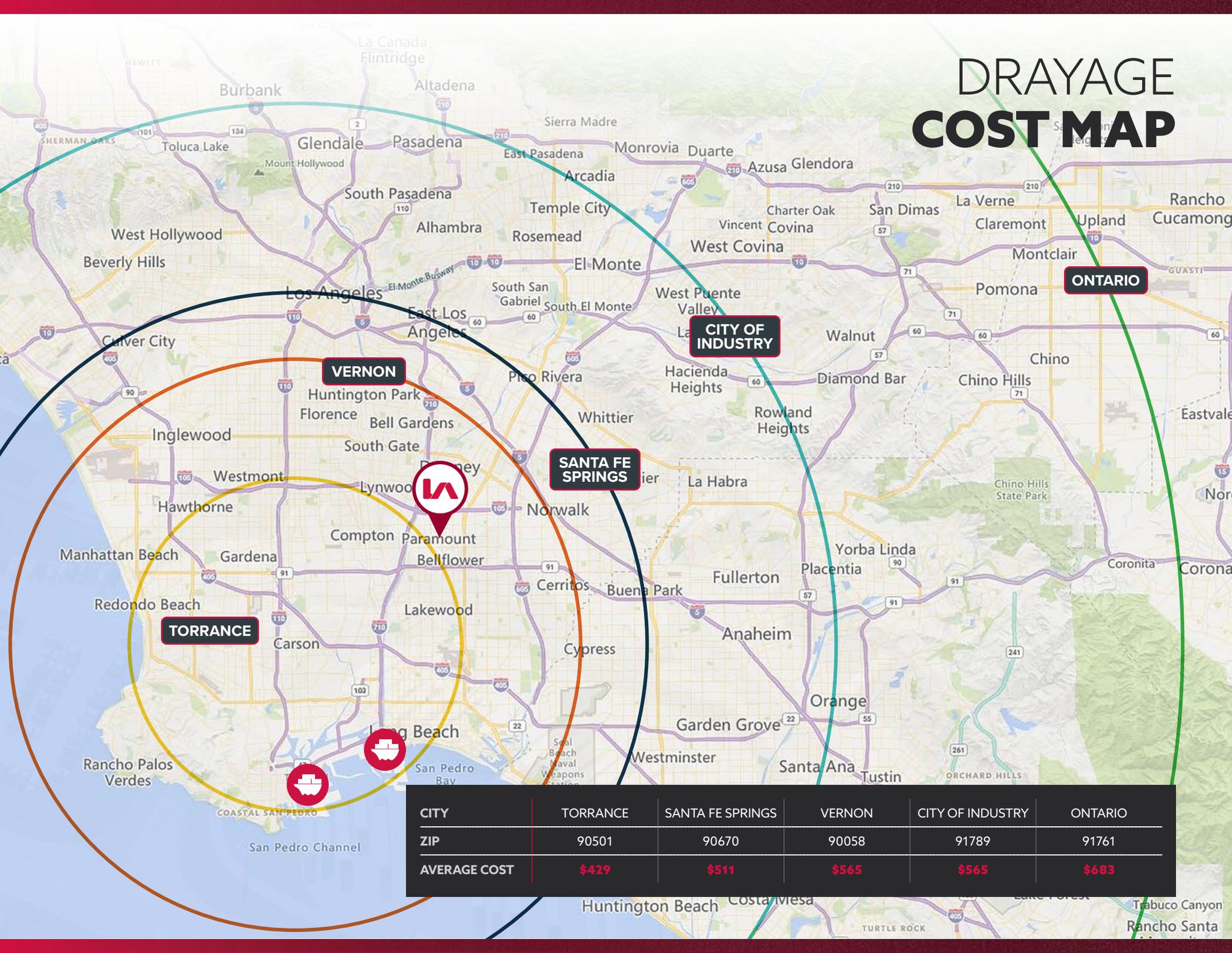
City of Industry - Union Pacific Rail Line
15.5 MILES

Ontario Int'l Airport
34.0 MILES

Colton - Union Pacific Rail Line
47.2 MILES

DISTANCE FROM
SUBJECT PROPERTY

DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

For More Information,
Please Contact

Evan Jurgensen

Senior Vice President
ejurgensen@lee-associates.com
323.922.3733
LIC NO 01967347

Doug Cline

Senior Vice President
dcline@lee-associates.com
213.324.2957
LIC NO 01142005



15342
COLORADO AVE
PARAMOUNT • CA 90723

Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

323.922.3832



LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.