



Colliers

# 7104-7110 Jackson Street Paramount, CA 90723

23,295 SF - 58,695 SF Available for Lease

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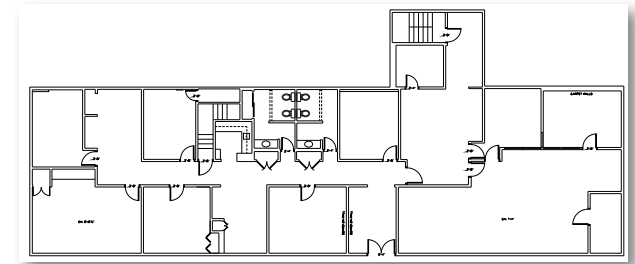
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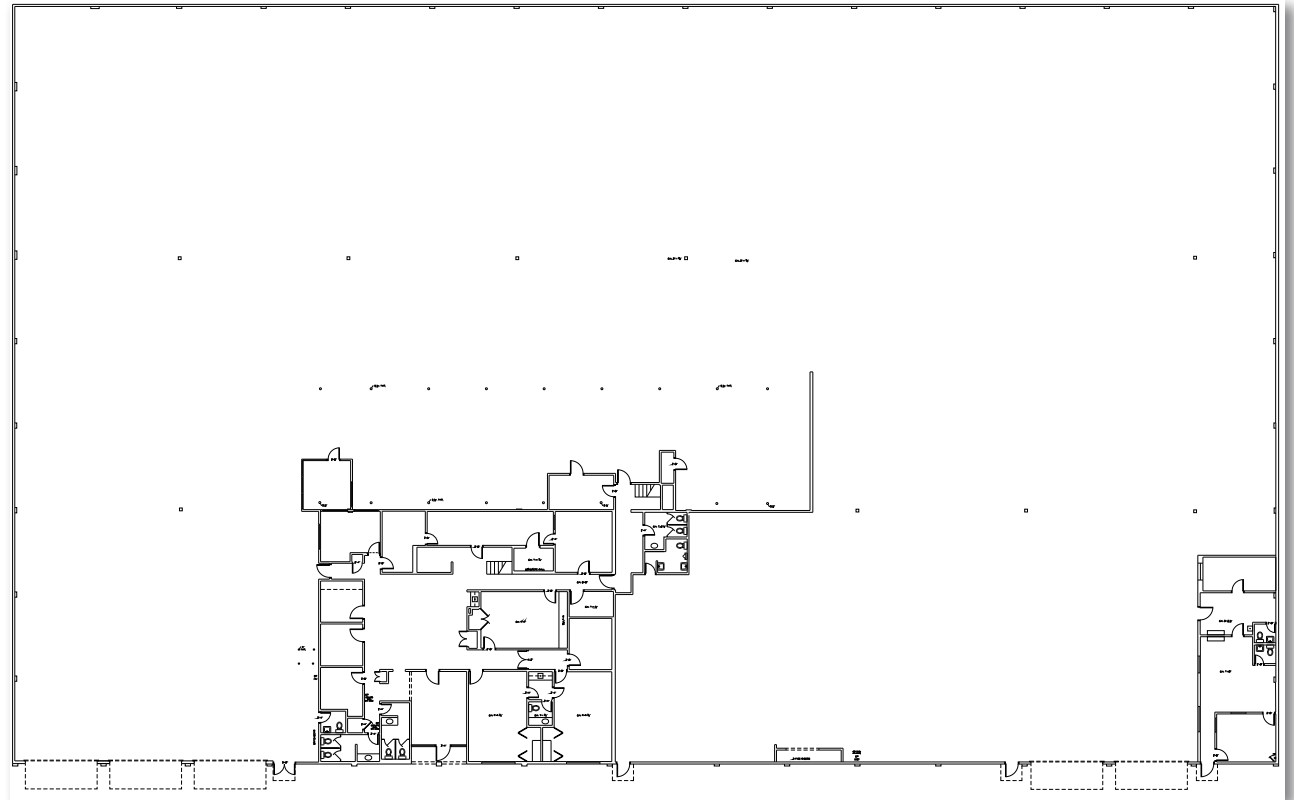
## Building Highlights

- Excellent Manufacturing & Distribution Facility
- Freestanding Building
- 58,695 SF Available for Lease
- 8,819 SF of Office Space
- 18' Minimum Clearance Height; 22' in the Middle of the Building
- 10 Dock High Loading Positions
- T-5 Warehouse Lighting with Motion Sensors
- 1,600 Amps, 120/208 Volts Power
- .20 gpm / 4,000 sf Calculated Fire Sprinkler System
- Fenced and Secured Yard
- Heavy Natural Gas Line Available
- Excellent Access to 91, 105, and 710 Freeways

## Site Plan



2nd Floor Office



1st Floor Warehouse and Office

# \$0.99 psf, Gross

Asking Lease Rate

**WAREHOUSE**

49,876 SF

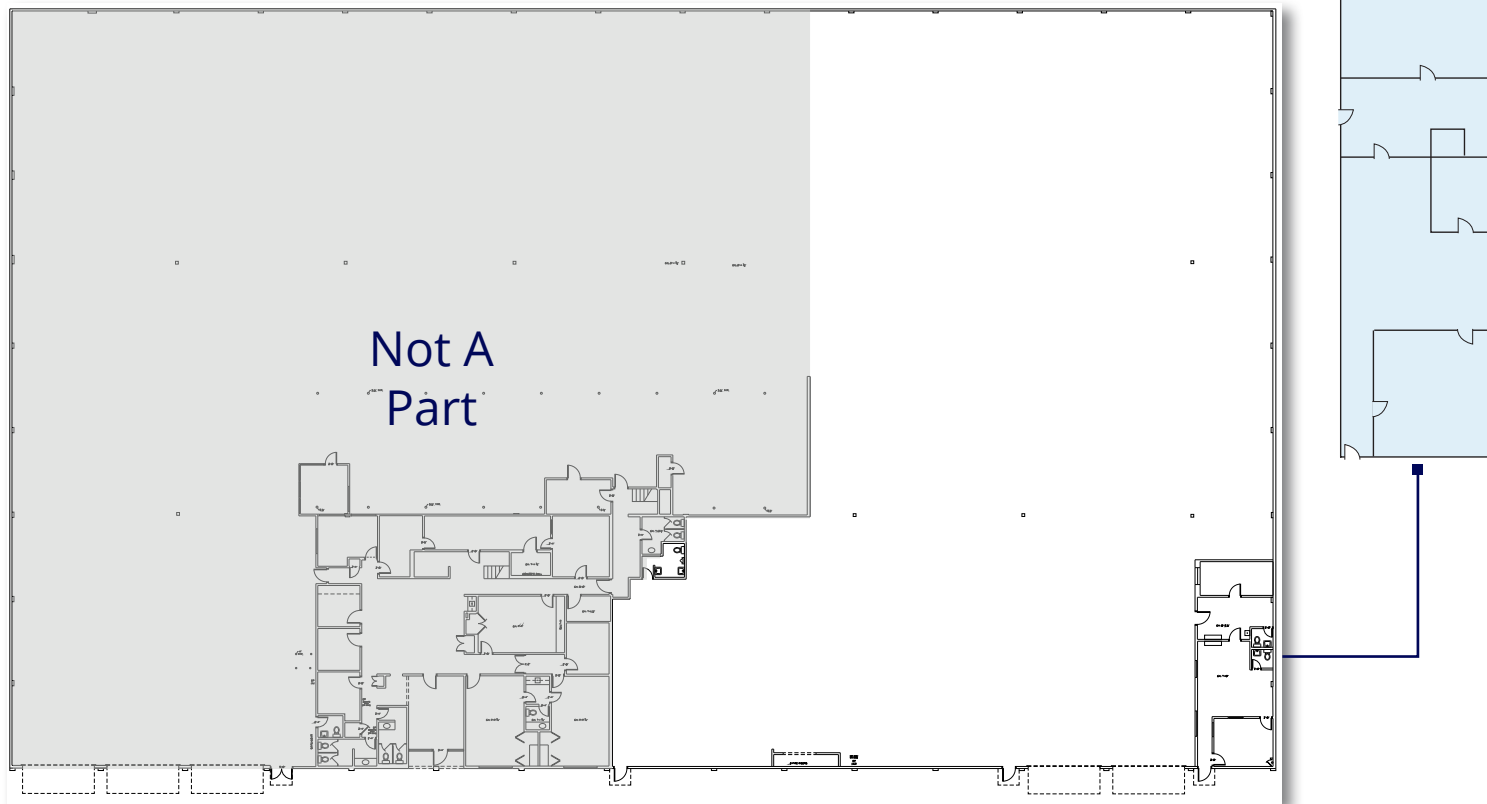
**OFFICE**

8,819 SF

**TOTAL**

58,695 SF

7104 Jackson Street



**AVAILABLE SIZE**

23,295 SF

**OFFICE**

900 SF

**CLEAR HEIGHT**

18' Minimum Clearance Height  
22' in the Middle of the Building

**DOCK HIGH POSITIONS**

4

**LIGHTING**

T-5 Warehouse Lighting with Motion Sensors

**POWER**

1,600 Amps, 120/208 Volts

**SPRINKLER SYSTEM**

0.20 GPM / 4,000 SF Sprinkler System

**SECURITY**

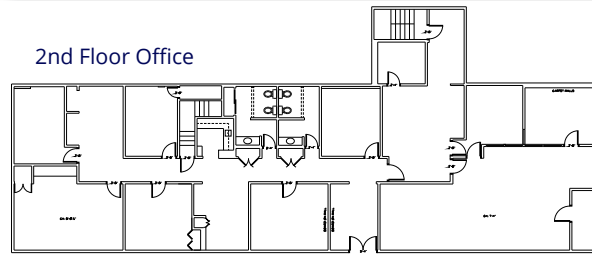
Fenced and Secured Yard

**\$1.25 psf,  
Gross**

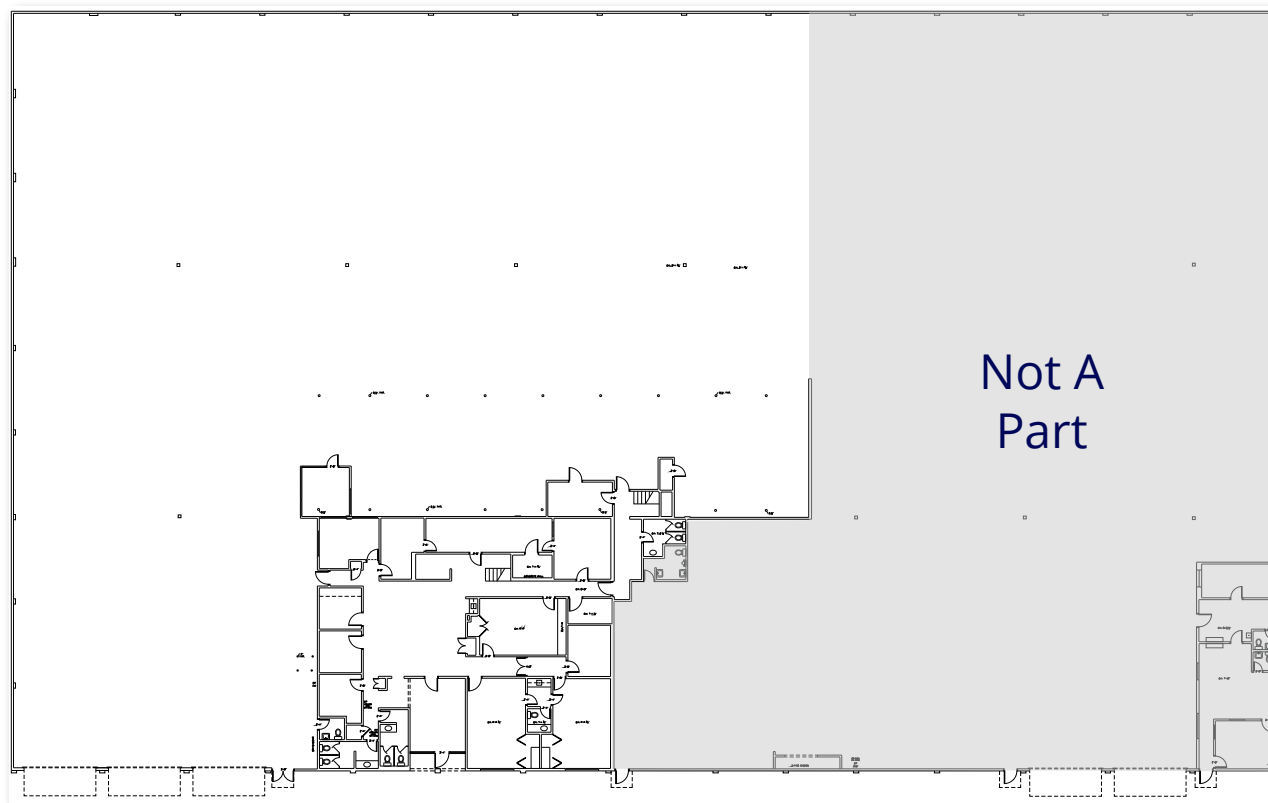
Asking Lease Rate

7110 Jackson Street

2nd Floor Office



1st Floor Warehouse and Office



**AVAILABLE SIZE**

35,400 SF

**OFFICE**

7,919 SF

**CLEAR HEIGHT**

18' Minimum Clearance Height  
22' in the Middle of the Building

**DOCK HIGH POSITIONS**

6

**LIGHTING**

T-5 Warehouse Lighting with Motion Sensors

**POWER**

1,600 Amps, 120/208 Volts

**SPRINKLER SYSTEM**

0.20 GPM / 4,000 SF Sprinkler System

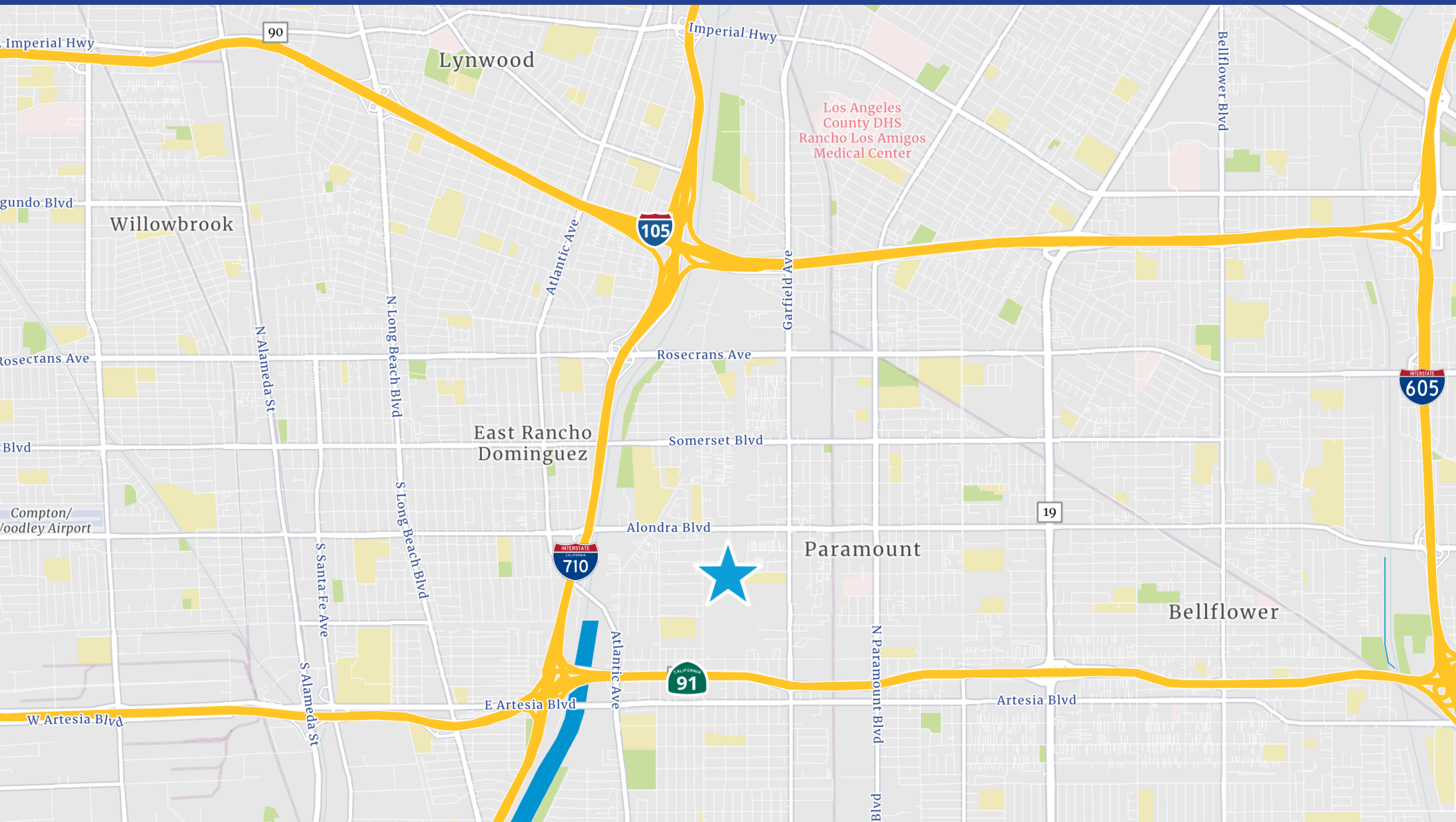
**SECURITY**

Fenced and Secured Yard

**\$0.99 psf,  
Gross**

Asking Lease Rate





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