

# 7104-7110 Jackson Street Paramount, CA 90723

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

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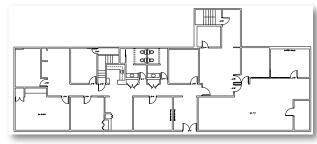
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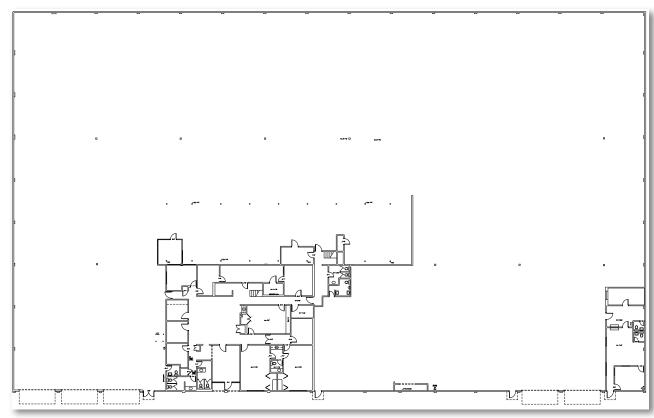
## Building Highlights

- 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

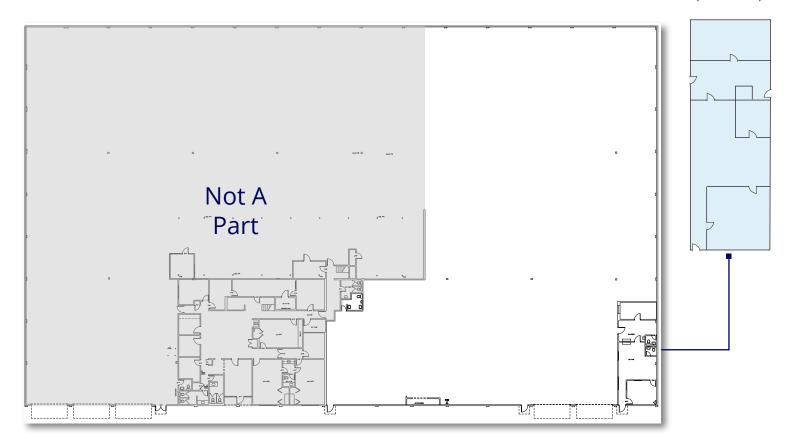
**WAREHOUSE** 49,876 SF

**OFFICE** 8,819 SF

**TOTAL** 58,695 SF

# 7104 Jackson Street

Office Area (Not to Scale)



#### **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

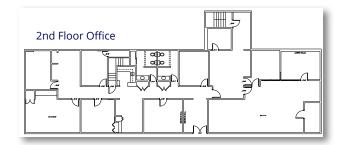
#### **SECURITY**

Fenced and Secured Yard

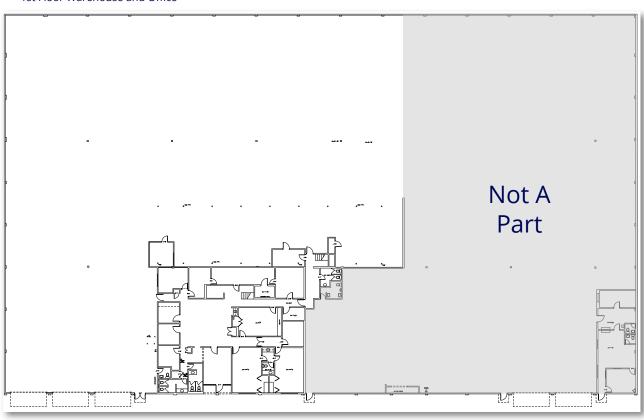
\$1.25 psf, Gross

Asking Lease Rate

# 7110 Jackson Street



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**

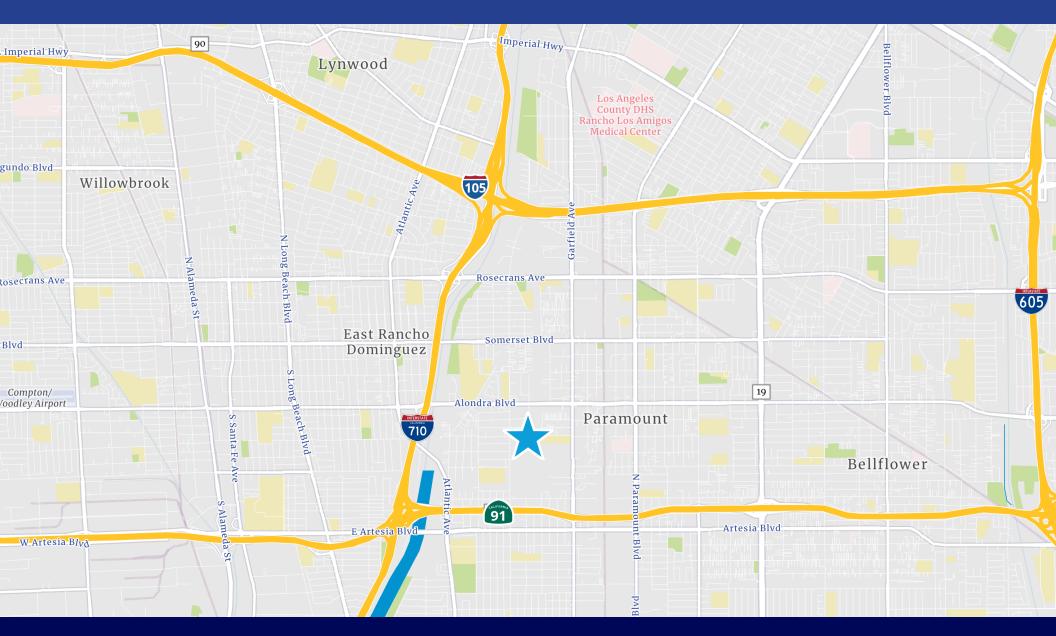
0.20 GPM / 4,000 SF Sprinkler System

#### **SECURITY**

Fenced and Secured Yard

# \$0.99 psf, Gross

Asking Lease Rate



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