

# 9152 Rosecrans Avenue

Bellflower, California

For Lease

±3,200 SF OFFICE BUILDING +

**CONTRACTOR'S YARD**

**NEWMARK**



# PROPERTY SUMMARY

Perfect for a service company with a need for ample fleet parking—9152 Rosecrans Avenue sits on a high-visibility commercial corridor in Southeast Los Angeles, drawing daily-needs traffic from established residential neighborhoods and nearby businesses.

## Office Highlights (±3,200 SF)

- Recently renovated
- Functional layout
- 2 private offices
- large open work area
- ±1,000 SF of storage
- Storage room has double door entry and exit
- Lots of windows, abundant natural light
- Floor-to-ceiling reception glass store front with atrium entry

## Yard Highlights (±15,320 SF)

- New modern landscape design—palm trees, drought tolerant plants
- New mechanical gate
- 8 ft. tall security fencing
- Flexible M1 zoning
- 14 parking spaces with additional parking available

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LARGE OPEN  
WORK AREA

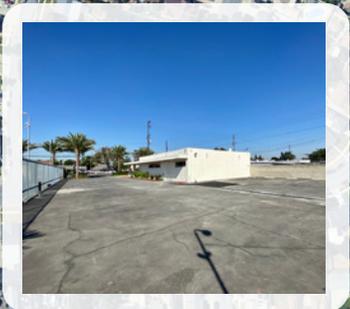
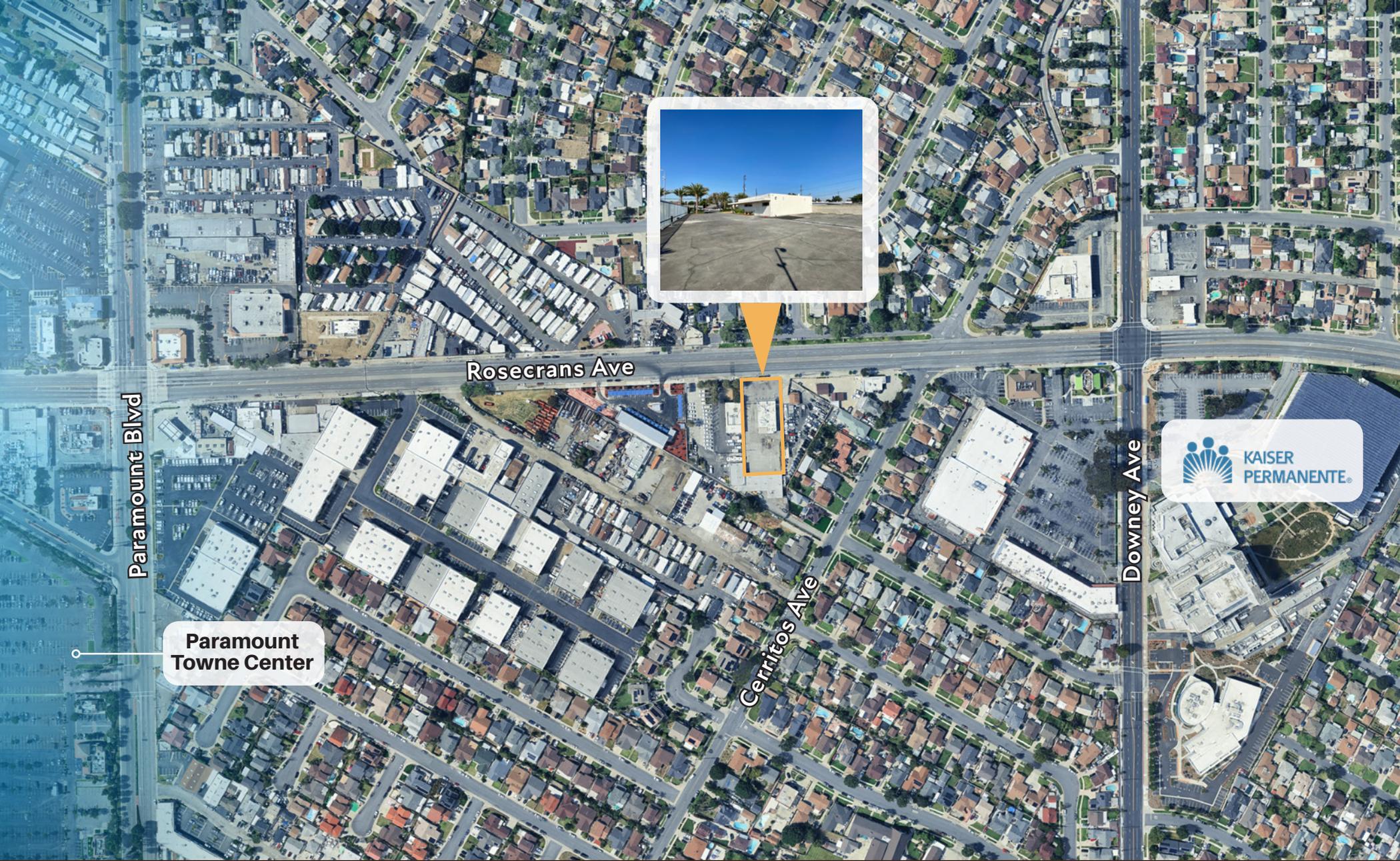


± 15,320 SF CONTRACTOR'S YARD



± 1,000 SF  
STORAGE





Rosecrans Ave

Paramount Blvd



Downey Ave

Cerritos Ave

Paramount Towne Center

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Close to the **105, 605, 91,** and **710** freeways, with transit options from LA Metro and local bus lines.

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## Contacts:



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