

FOR SALE

***39,800 SF Industrial Building**

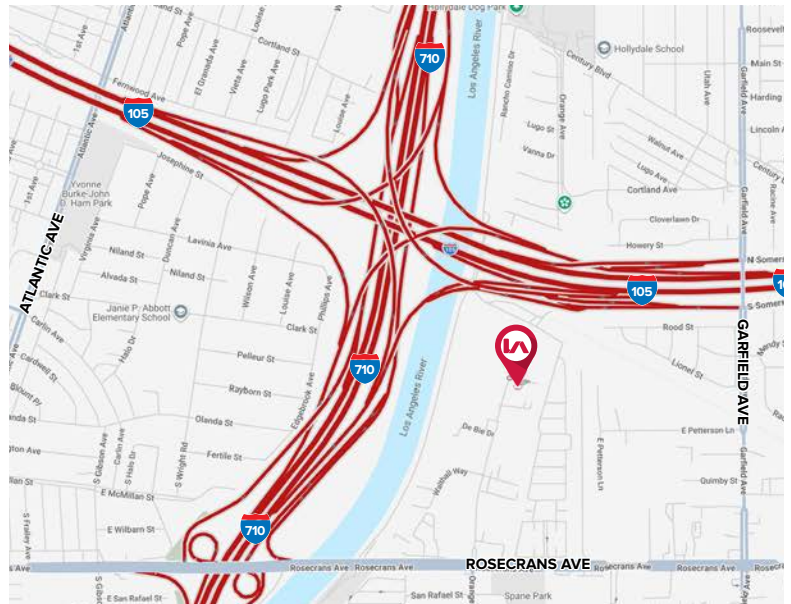
13942 Orange Ave, Paramount, CA 90723



Property Highlights

- Free Standing CTU For Sale
- Recently Refurbished
- Large Modern Offices
- Clearance 20'-26'
- Ample On-Site & Street Parking
- Excellent Access to 710 & 91 Freeways
- Reinforced Warehouse Floor

PRICING SUMMARY:
ASKING SALES PRICE:
\$11,502,200 (\$289 PSF)



EDWARD D. LEE

Senior VP & Principal | LIC ID 01379696

323.767.2102

elee@lee-associates.com

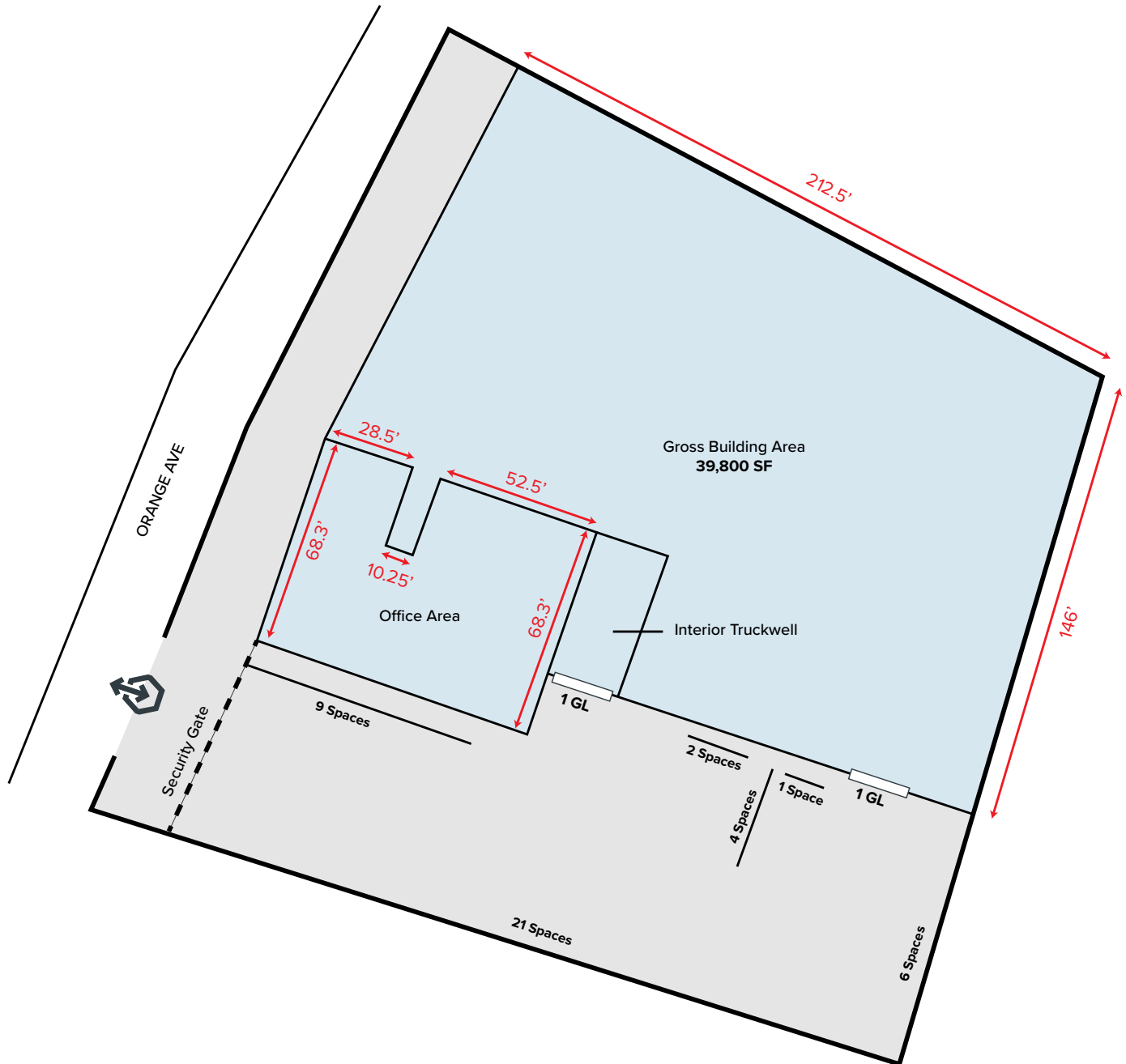
Lee & Associates | Los Angeles Central
5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040

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SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate.

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LOCATION AERIAL



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LEE-ASSOCIATES.COM
CORP ID 01125429