

Available SF 2,702 SF

Industrial For Lease

Building Size 2,702 SF



**Address:** 16213 Illinois Ave, Paramount, CA 90723

**Cross Streets:** Illinois Ave/Monroe St

±14,976 SF Contractor's Yard  
 ±2,702 SF Office/Shop Freestanding Building  
 Excellent Street to Alley Access  
 Huge Secured Concrete Yard  
 Kitchenette  
 Convenient Access to the 91 and 710 Freeways

**Lease Rate/Mo:** \$7,937  
**Lease Rate/SF:** \$2.94  
**Lease Type:** Gross  
**Available SF:** 2,702 SF  
**Minimum SF:** 2,702 SF  
**Prop Lot Size:** 0.17 Ac / 7,510 SF  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced  
**Zoning:** M-2

**Sprinklered:**  
**Clear Height:** 12'  
**GL Doors/Dim:** 2  
**DH Doors/Dim:** 0  
**A: 200 V: 0: W:**  
**Construction Type:**  
**Const Status/Year Blt:** Existing / 1965  
**Whse HVAC:**  
**Parking Spaces:** 4 / **Ratio:** 1.5:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 1,981 SF  
**Restrooms:** 1  
**Office HVAC:**  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** Now  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** Long Beach/Harbor Cities  
**APN#:** 7102-018-023

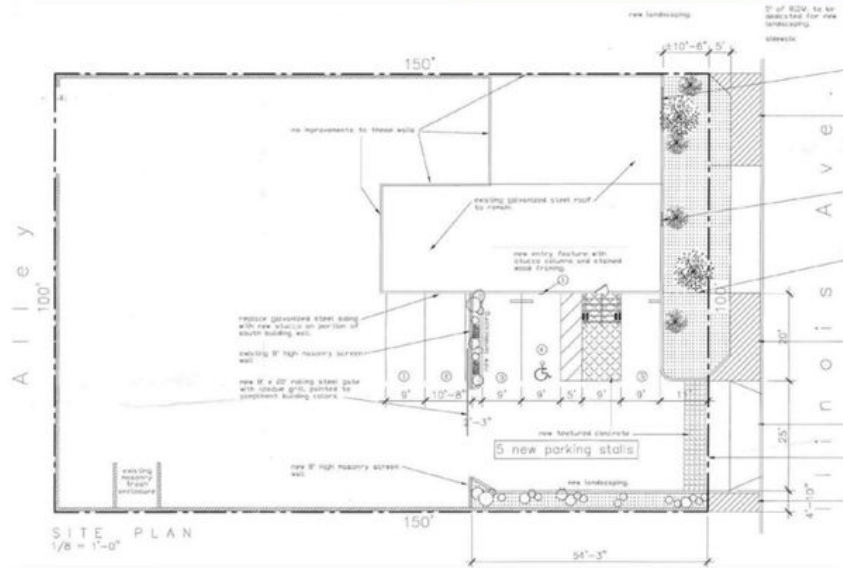
**Listing Company:** Daum Commercial  
**Agents:** [Chuck Brill 310-538-6710](#), [Suzanne Sullivan 310-538-6719](#), [Chris Migliori 714-941-5320](#)  
**Listing #:** 44380354  
**Notes:**  
**Listing Date:** 02/20/2026

**FTCF:** CB000N00S000



**16213**  
ILLINOIS AVE  
PARAMOUNT | CA 90723

**FOR LEASE**  
**±14,976 SF**  
CONTRACTOR'S YARD



FOR MORE INFORMATION PLEASE CONTACT:

**CHUCK BRILL**  
Executive Vice President  
P: 310.538.6710 M: 310.710.3127  
cbrill@daumcommercial.com  
CADRE #00974881

**SUZANNE SULLIVAN**  
Associate  
P: 310.538.6719 | M: 310.721.5832  
ssullivan@daumcommercial.com  
CADRE #02230120



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