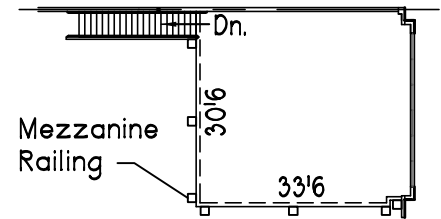
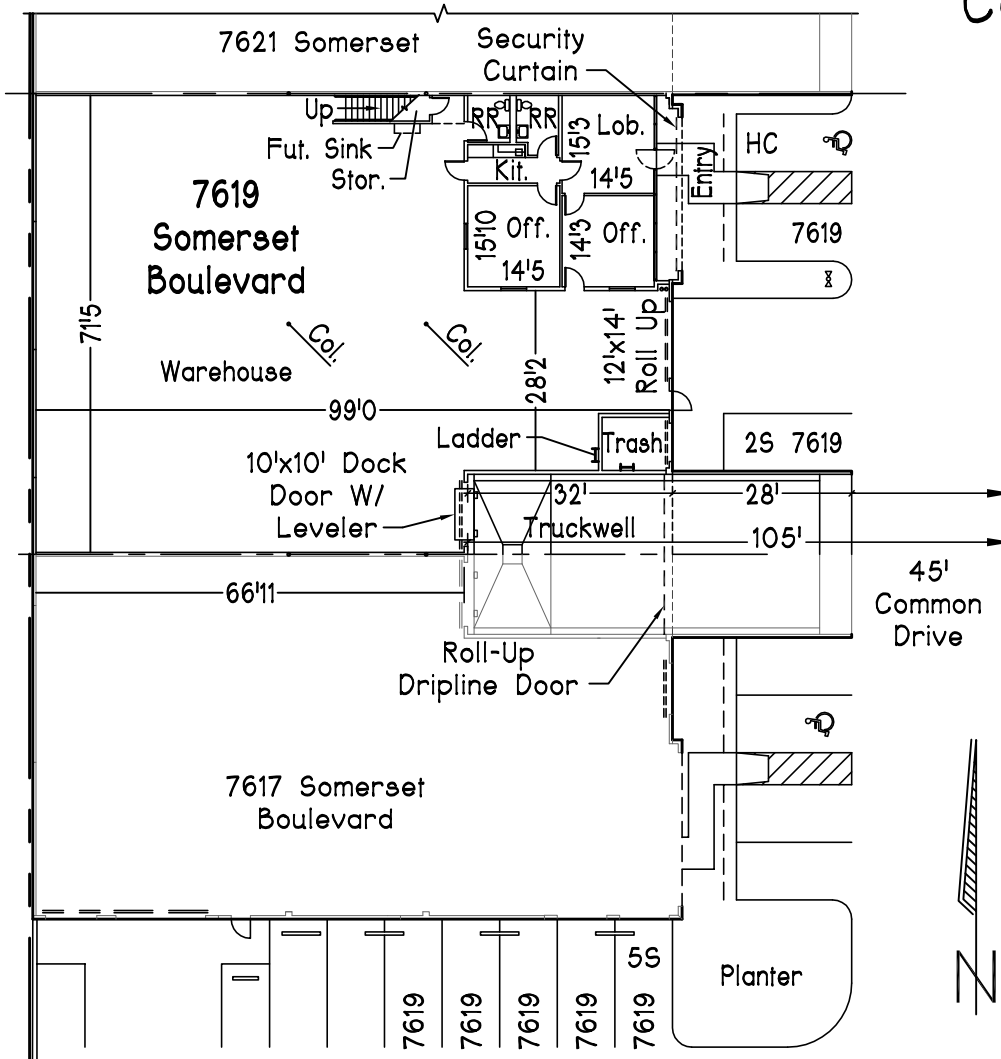


7619 Somerset Blvd.
City of Paramount
California 90723



Mezzanine Floor Plan

**Total Sq. Ft.
w/ Mezzanine
8,265 Sq. Ft.**

Footprint
7,242 Sq. Ft.

Ground Floor Office
(excl. Entry & Shop RR)
866 Sq. Ft.

Mezzanine Storage
1,023 Sq. Ft.

SOMERSET BUSINESS CENTRE

*Quality Concrete Tilt-up Distribution/ Manufacturing Facility w/ Many Extra Features
Developed by Lyons & Lyons Properties.

*Loading: Overnight 60' Concrete Truckwell Dock & Roll-Up Dripline Door w/ Large 105'
Turnaround Radius; (1) 10'x10' Dock High Door and (1) 12'x14' Ground Level Door.

*Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible);
.45/3000 Fire Sprinklers; White Scrim Ceilings; 3% Secured Vented Skylights including
2% Smoke Vent Skylights; 21' Clear Height; Pearl White Walls; LED Lights; Polished and
Sealed 5" Thick Reinforced Concrete Slab.

*Utility Services: 200 Amp 277/480 Volt 3 Phase; Natural Gas Stubbed; 2" Heavy Duty
Water Service.

*Ground Floor Office w/ Spacious 9' Ceilings; 2'x4' LED Light Fixtures; Central HVAC;
Kitchen Unit with Microwave Outlet; Monitoring Windows; Polished and Sealed Concrete
Floor & Vinyl Basecove; Remote Controlled Exterior Metal Office Security Curtains.

*Mezzanine Storage w/ 125 PSF Capacity with VCT Flooring and Vinyl Basecove; Can
be built-out as Additional Office Subject to City Staff Approval.

*Exclusive Parking Stalls (Indicated by 7619); Heavy Duty Concrete Paving.

*Secured Concrete Trash Enclosure Vault.

*Experienced Landlord with Additional Buildings for Expansion.

*Property Zone M-2: Heavy Manufacturing. *Low City Business Fees.

Parking Summary

7	Standard Parking
0	Compact Parking
1	Handicap Parking

Scale: 1" = 30'

19040

David O. Roberts P.E., Inc.
17280 Newhope St., #17
Fountain Valley, CA 92708
(949) 633-1621
Email: dave@DORoberts.com

12-9-2025