

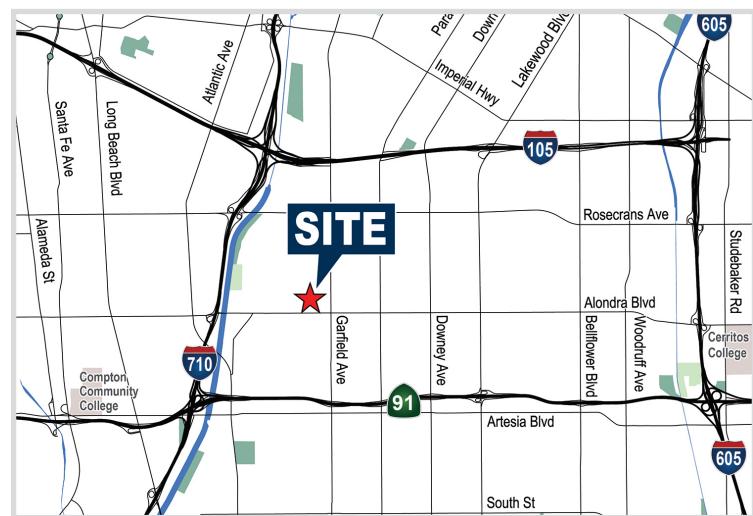
GARFIELD PACIFIC PARAMOUNT, CA

FOR LEASE



PROPERTY FEATURES

- 296,370 SF Multi-Tenant Industrial Park
- ±1,300-43,000 SF Industrial Units
- Ground Level/Dock High Loading (on select Units)
- Professionally Managed and Maintained Project
- Excellent Access to **710**, **105**, **91** Freeways and Port of Long Beach



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GARFIELD PACIFIC

FOR LEASE

PARAMOUNT, CA

ADDRESS	UNIT SIZE	ASKING RATE PSF *	MONTHLY BASE RENT	COMMENTS
15733 Texaco Ave	1,680 SF	\$1.00/SF NNN	\$1,680.00	Open Office, Private Office, Warehouse, Restroom, Ground Level Door. Available Now
7310 Adams St. Unit B	3,360 SF	\$1.00/SF NNN	\$3,360.00	Reception, Two Private Offices, Two Restrooms, Warehouse, Ground Level Door. Available Now
7310 Adams St. Units C/D	3,360 SF	\$1.00/SF NNN	\$3,360.00	Two Offices, Warehouse, Three Restrooms, Two Ground Level Doors. Available Now
15323 Texaco Ave.	4,017 SF	\$0.95/SF NNN	\$3,816.00	Reception, Three Private Offices, Three Restrooms, Warehouse, Ground Level Door. Available Now.

**Promotional Base Rent for first 6 months. Base Rent for the following 6 months: \$1.25/sf NNN plus annual increases.*

Additional \$0.23/SF applies for triple net expenses.



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