

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)

- Renovation in process
- 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

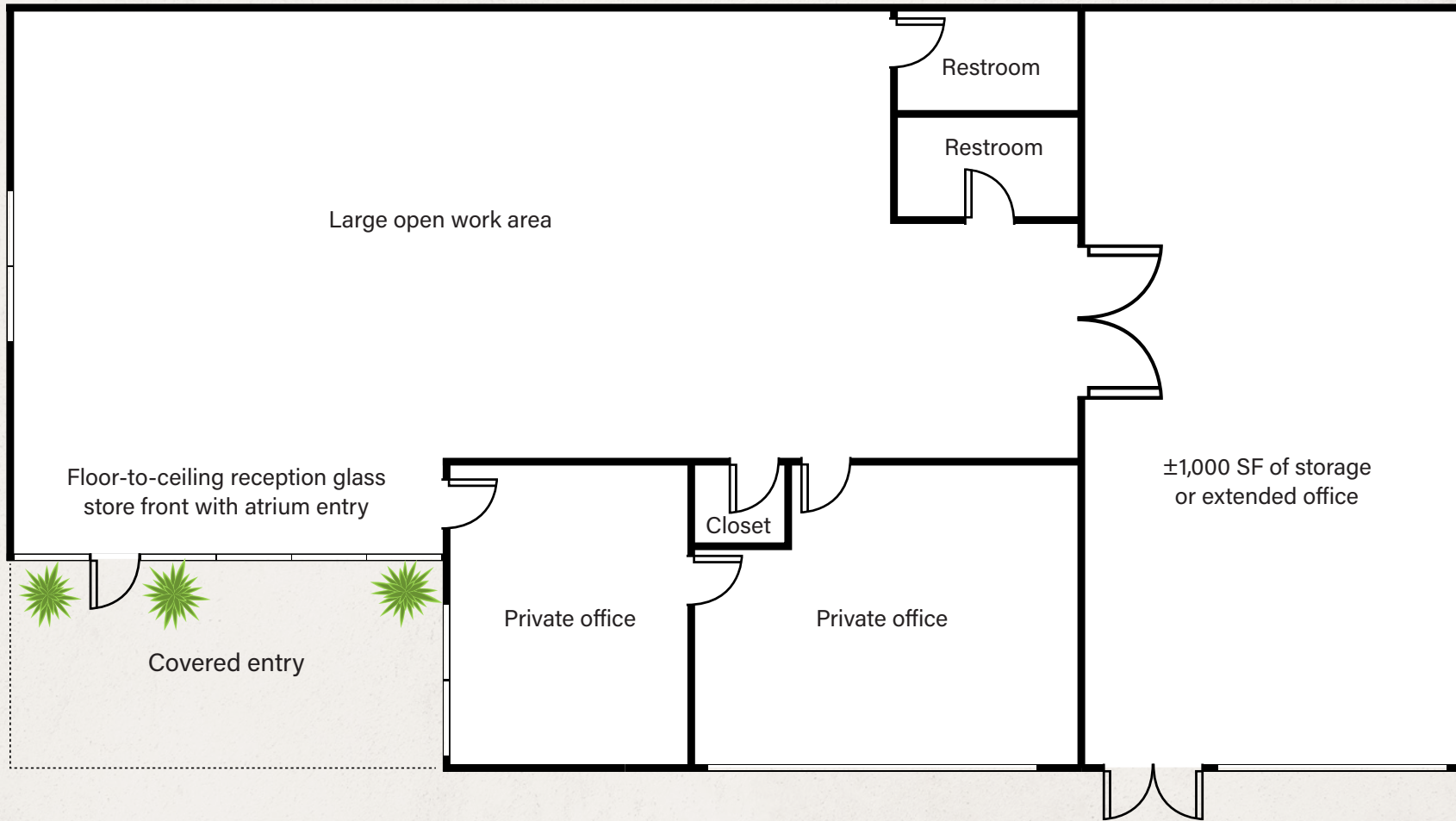


± 1,000 SF
STORAGE



FLOOR PLAN

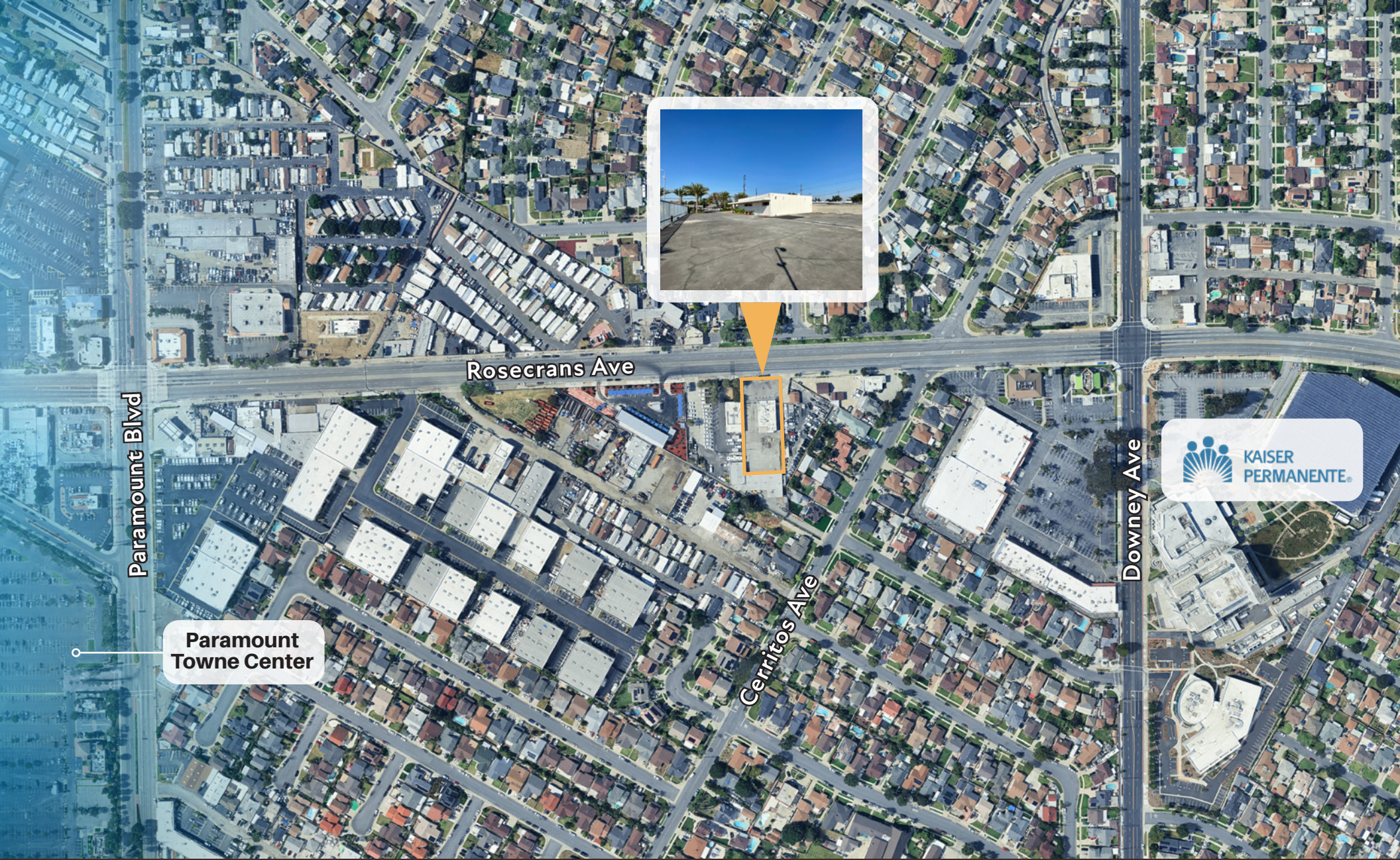
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NEWMARK

- ±3,200 SF OFFICE BUILDING
- RENOVATION IN PROCESS
- LOTS OF WINDOWS/NATURAL LIGHT





Paramount Blvd

Rosecrans Ave

Cerritos Ave

Downey 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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