

FOR SALE

16257 ILLINOIS AVENUE

PARAMOUNT, CALIFORNIA 90723



INDUSTRIAL/WAREHOUSE PROPERTY

FOR SALE

16257 ILLINOIS AVENUE

PARAMOUNT, CALIFORNIA 90723



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DRE # 01260097



**REMAX Commercial & Investment Realty**

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## EXECUTIVE SUMMARY

REMAX Commercial & Investment Realty is pleased to offer for sale 16257 Illinois Avenue, Paramount, California 90723, an industrial / warehouse property located in the South Bay of Los Angeles. 16257 Illinois Avenue benefits by having a huge secure concrete lighted yard with 3 access points, proximity to the 710, 91, and 105 freeways, proximity to the World Ports, LAX, and Long Beach Airport.

The property contains approximately 6,000 square feet of building built in 1982, situated on a 19,603 square foot PAM2 zoned parcel(s). Building features include 2,900 square feet of HVAC office (2-story), extensive use of glass with functioning windows for fresh air, storage, 3 coffee bars, 4 bathrooms, 2 showers, 2 ground level loading doors (12'x12'), 400 amps of power, and 16' clear height.

This is an excellent opportunity for an owner / user or investor to acquire a rare and unique asset in the South Bay of Los Angeles.

16257 Illinois Avenue is situated at the northeast corner of Illinois Avenue and Jackson Street, and just to the east of Garfield Avenue.

### OFFERING SUMMARY

**Sale Price:** \$3,750,000 (\$625/PSF)

To be delivered vacant at close of escrow

Tours are by appointment only.  
Contact agent to schedule.

## BUILDING FEATURES

**Address:** 16257 Illinois Avenue, Paramount, California 90723

**APN:** 7102-018-026, 031, 033

**Building Size:** 6,000 Square Feet

**Land Size:** 19,603 Square Feet (Per Assessor)

**Property Type:** Industrial / Warehouse

**Zoning:** PAM2

**Year Built:** 1982

**Ground Level Doors:** 2 (12'x12')

**Office/Showroom Area:** 2,900 Square Feet

**Clear Height:** 16'

**Bathrooms:** 4

**Roof Type:** Laminated / GLU Wood Beam

**Yard:** Concrete, Lights, Secure

**Construction Type:** Block

**Power:** 400 amps, 120 / 240 volts, 3 phase, 4 wire

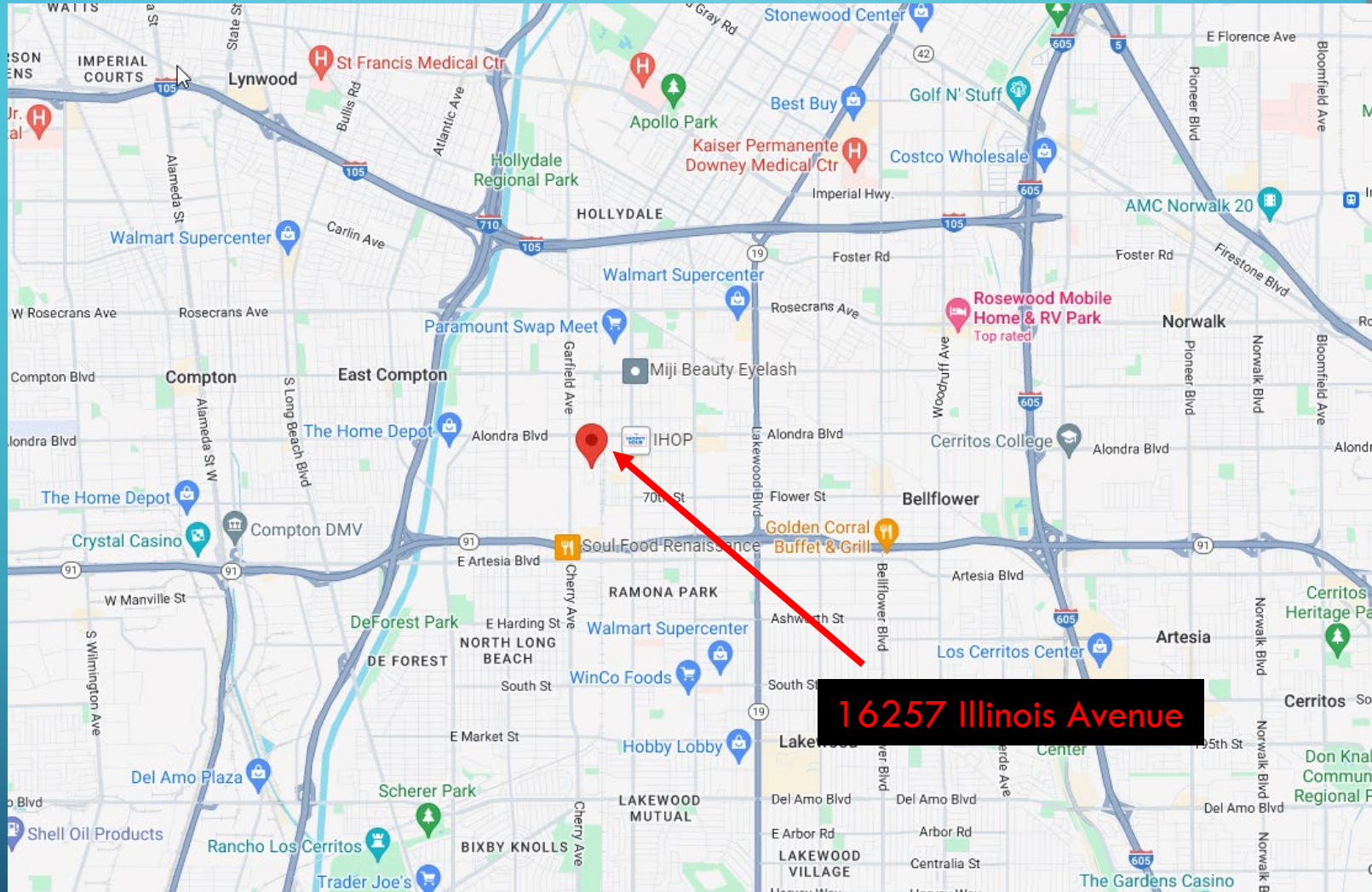
# AERIAL/MAP



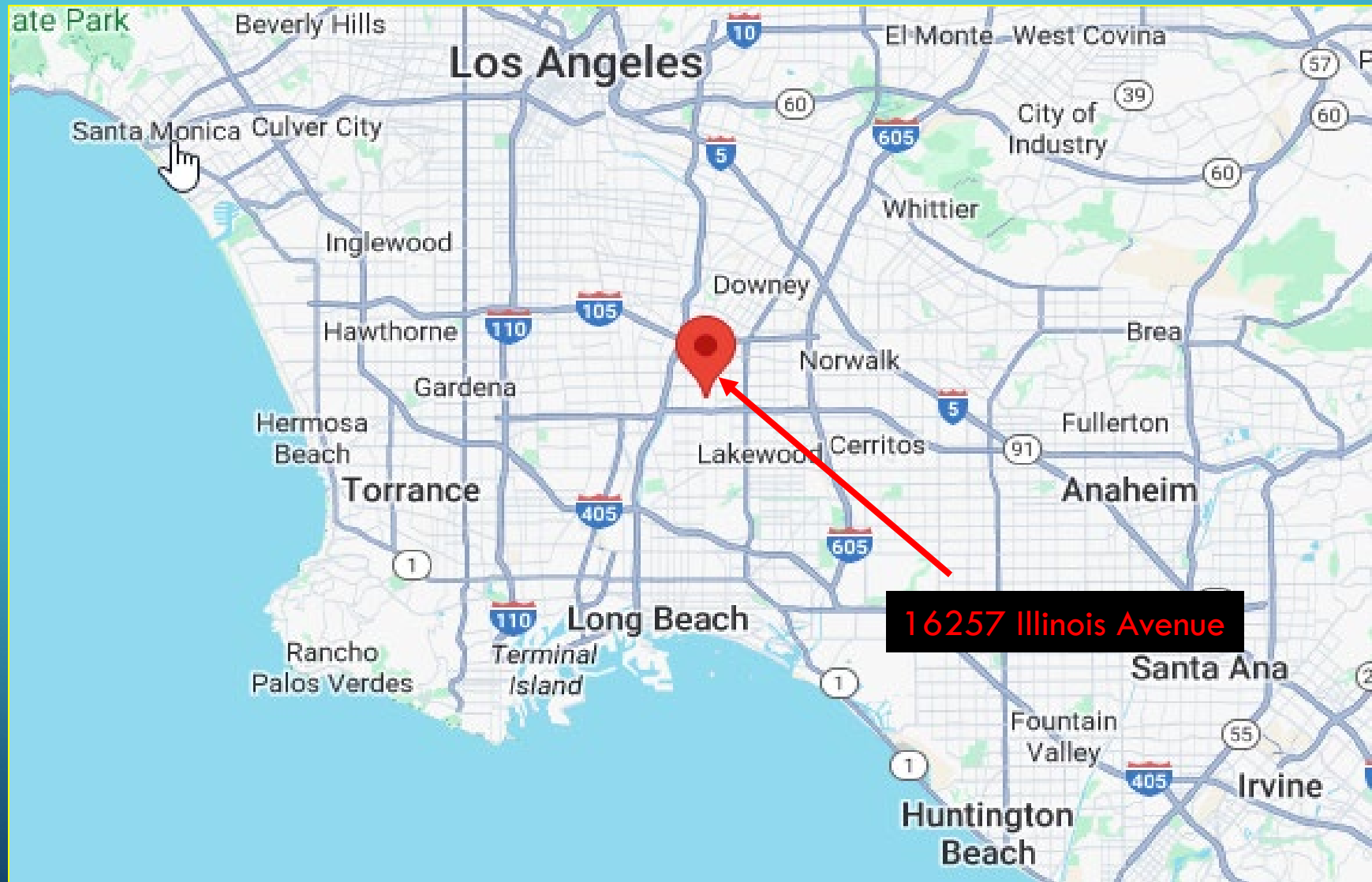
# AERIAL/MAP



# AERIAL/MAP



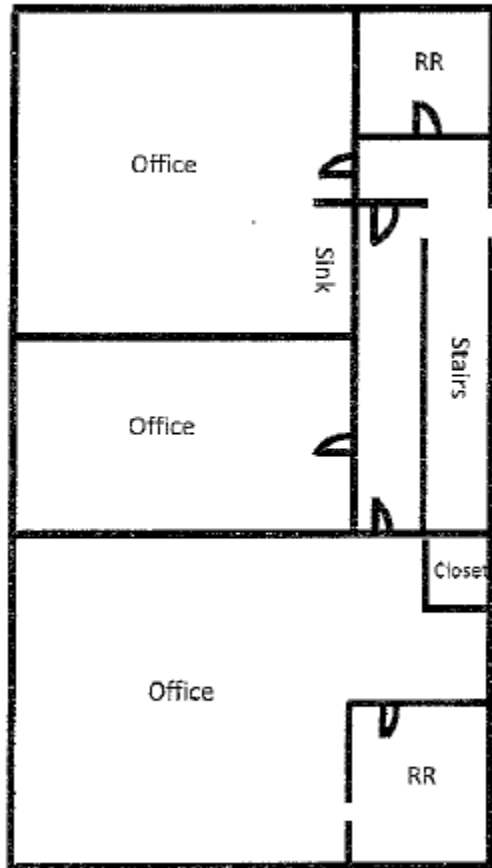




# FLOOR PLAN

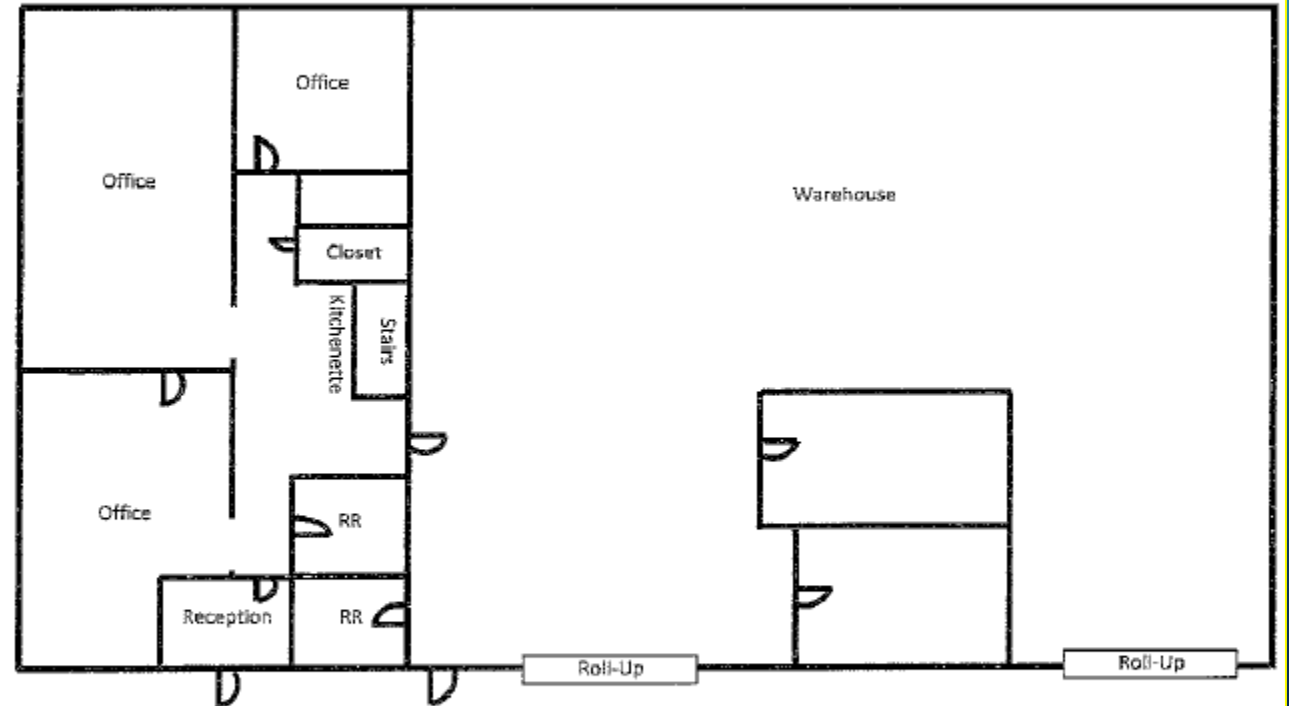
UPSTAIRS

\*Not to scale



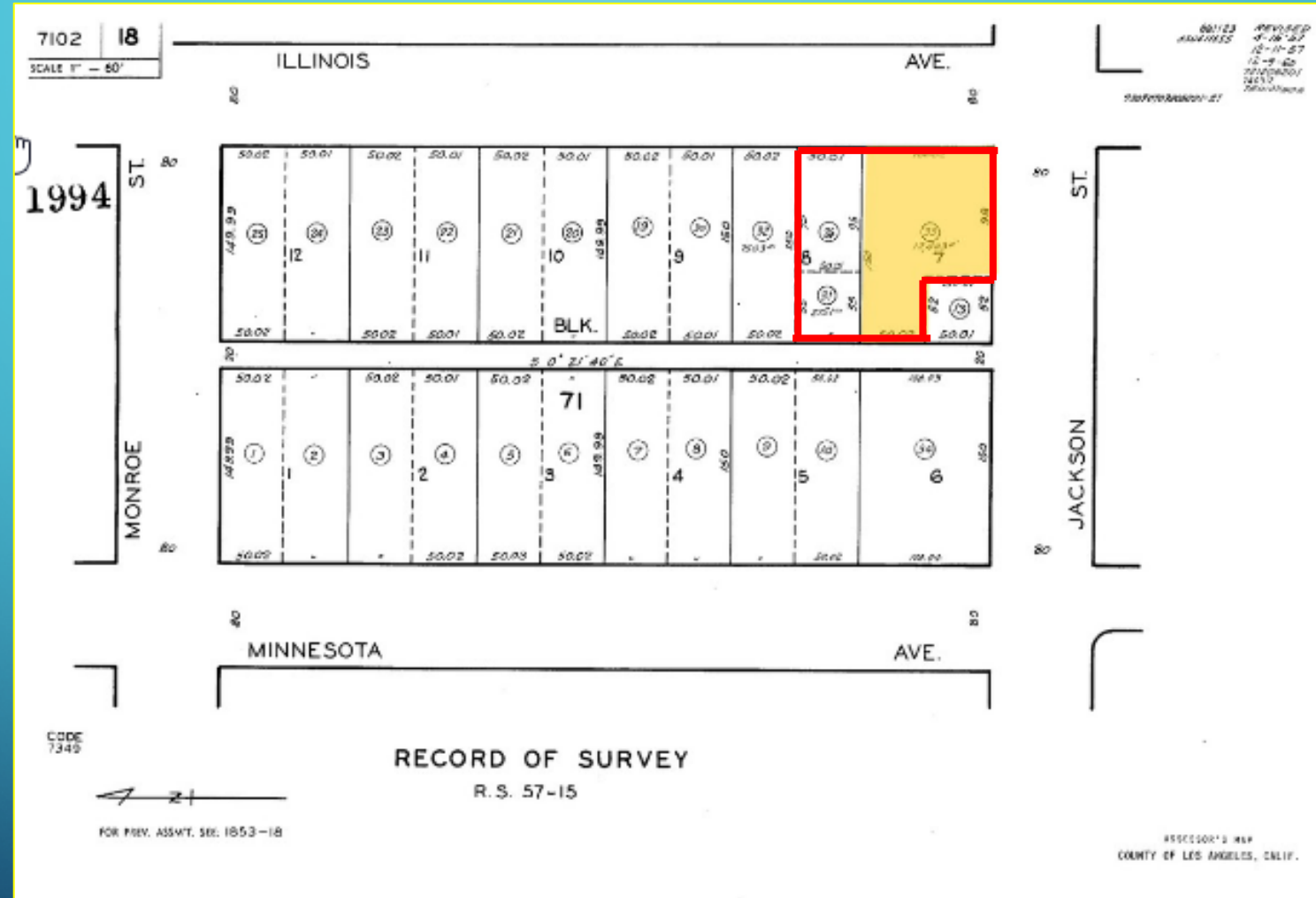
DOWNSTAIRS

\*Not to scale



All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

# PARCEL MAP



## PROPERTY HIGHLIGHTS

- Huge Secure Concrete Lighted Yard
- Proximity to 710, 91, and 105 Freeways
- M2 Zone
- Located in Business Friendly City of Paramount

## LOCATION OVERVIEW

16257 Illinois Avenue is positioned at the northeast corner of Illinois Avenue and Jackson Street, and just to the east of Garfield Avenue and located in the center of the City of Paramount industrial market. Additionally, 16257 Illinois Avenue is located in proximity to the 710, 91, and 105 freeways offering convenient access to the World Ports of Los Angeles, Long Beach, and San Pedro with LAX and Long Beach Airport minutes away.



# PROPERTY PHOTOS



# PROPERTY PHOTOS



## SALE COMPARABLES

1



10440 Trabuco Street, Bellflower, CA 90706

<b>Sale Price</b>	\$2,340,000
<b>Building SF</b>	4,033
<b>Price/SF</b>	\$580.21
<b>Lot Size/SF</b>	16,949
<b>Year Built</b>	1990
<b>Sale Date</b>	11-21-23

2



302 Lakme Avenue, Wilmington, CA 90744

<b>Sale Price</b>	\$6,500,000
<b>Building SF</b>	8,717
<b>Price/SF</b>	\$745.67
<b>Lot Size/SF</b>	28,484
<b>Year Built</b>	1985
<b>Sale Date</b>	1-10-24



## SALE COMPARABLES

3



2095 West 16<sup>th</sup> Street, Long Beach, CA 90813

<b>Sale Price</b>	\$3,550,000
<b>Building SF</b>	4,950
<b>Price/SF</b>	\$717.17
<b>Lot Size/SF</b>	14,253
<b>Year Built</b>	1968
<b>Sale Date</b>	3-3-23

4



5820 Paramount Boulevard, Long Beach, CA 90805

<b>Sale Price</b>	\$1,600,000
<b>Building SF</b>	3,500
<b>Price/SF</b>	\$457.14
<b>Lot Size/SF</b>	10,019
<b>Year Built</b>	1954
<b>Sale Date</b>	10-3-23

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FOR MORE INFORMATION:

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REMAX Commercial & Investment Realty operates within a global family of companies with many subsidiaries and/or related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the “Property”) may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither REMAX Commercial & Investment Realty nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, REMAX Commercial & Investment Realty will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and REMAX Commercial & Investment Realty, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or REMAX Commercial & Investment Realty. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or REMAX Commercial & Investment Realty. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to REMAX Commercial & Investment Realty.

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