

7301 Quimby Street, Paramount, CA - Willing to Divide

57,700 SF Industrial Building

**FOR LEASE**

### Ideal Manufacturing/ Warehouse Facility

3000 AMP/277/480V Power; 6,000 SF 2-Story Offices

Exterior Loading Dock; 8 Ground Level; Fire Sprinkler

Large Fenced Parking/Yard Area

Adjacent to 710/105 Freeway Interchange

17' to 18' Minimum Ceiling Height; Foiled; Skylights

Asking \$.80 NNN PSF/Mo. - \$46,160 per Month

**For More Information, Please Contact:**

**Jim Klein, SIOR; 310-451-8121**

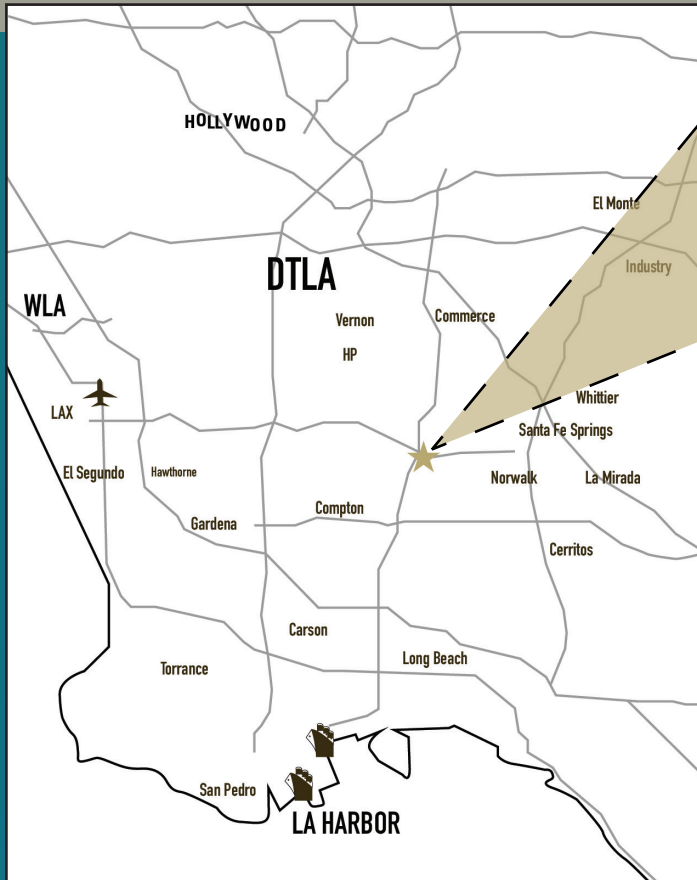
**[jimklein@kleincom.com](mailto:jimklein@kleincom.com)**



\*All information has been obtained from reliable sources, however Property Owner and Broker make no representations as to the information's accuracy. All tenants to independently investigate and verify all matters pertaining to the property including but not limited to zoning, physical details, environmental, improvements and any other conditions that affect the Tenant's use and occupancy of the property.



Klein Commercial Real Estate, Inc.  
 1204 W. Gardena Blvd, #A  
 Gardena, CA 90247  
 Tel. 310-493-0053  
 www.kleincom.com



### Central Los Angeles – Infill Location

- Adjacent to 105/710 Freeways
- 13.5 Miles to Downtown Los Angeles
- 16 Miles to L.A. Ports
- 15.5 Miles to LAX

