

# FOR SALE | ± 19,976 SF

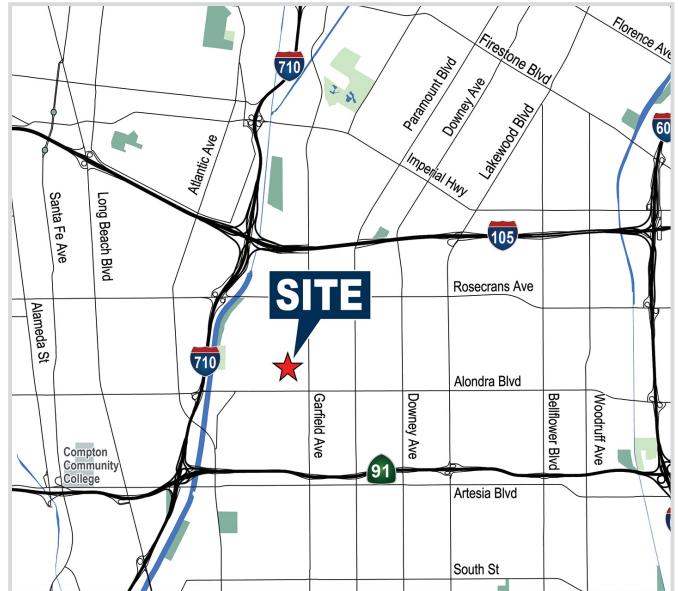
## Industrial Building

15535 Texaco Avenue, Paramount, CA



## BUILDING FEATURES

- ± 19,976 SF Industrial Building
- Situated on ± 1.09 Acres of Land
- ± 1,000 SF Office Space (Bonus Second Story Office not Included in SF)
- Large Fenced, Concrete Yard
- Four (4) Ground Level Doors
- 1,600A, 277/480V Three Phase Power (Verify)
- 15' Minimum Warehouse Clearance (Portion of the Warehouse with 32' Clearance)
- Excellent Access to the **710** **105** **91** **110** Freeways, LAX, and LA/Long Beach Ports



### LOREN CARGILE

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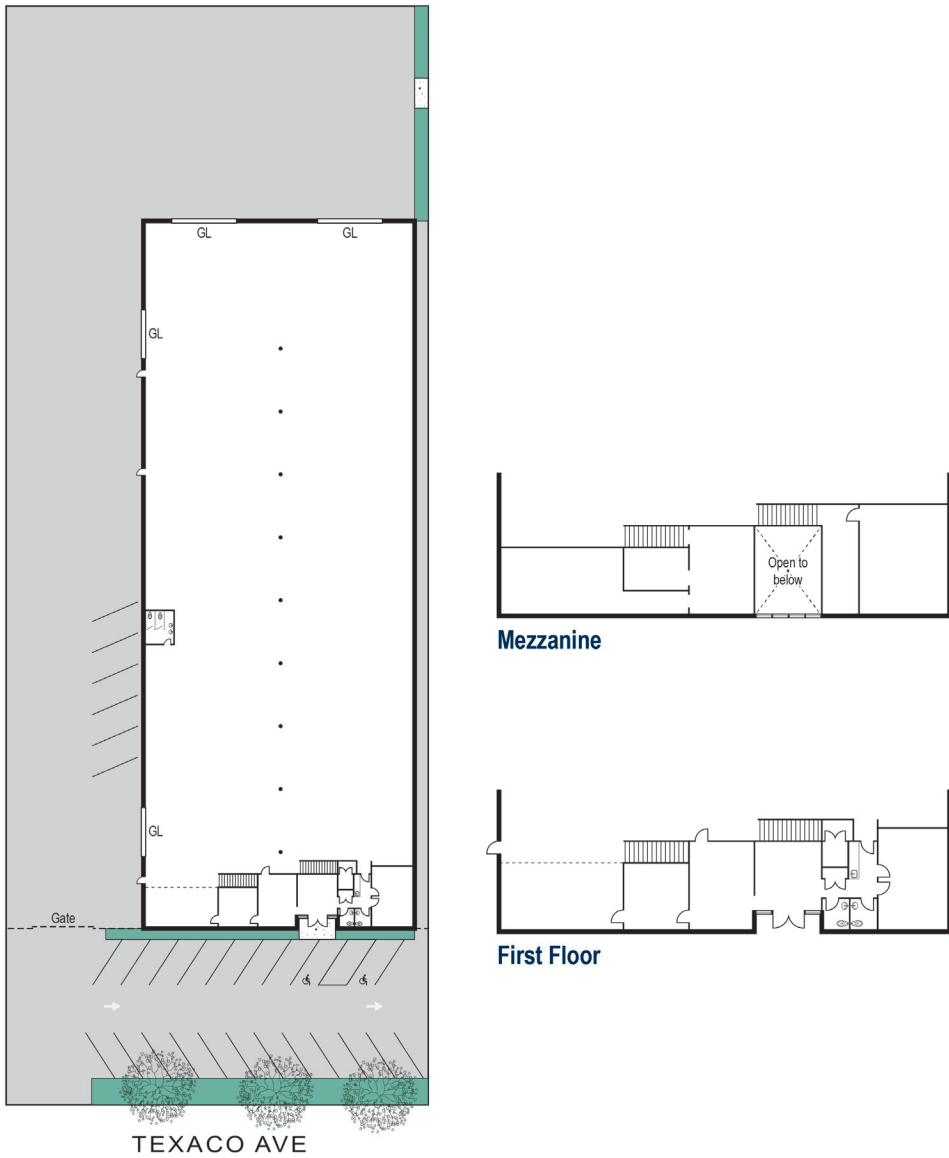
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**Voit**  
REAL ESTATE SERVICES

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**Site Plan: ± 19,976 SF**



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**Property Photos**



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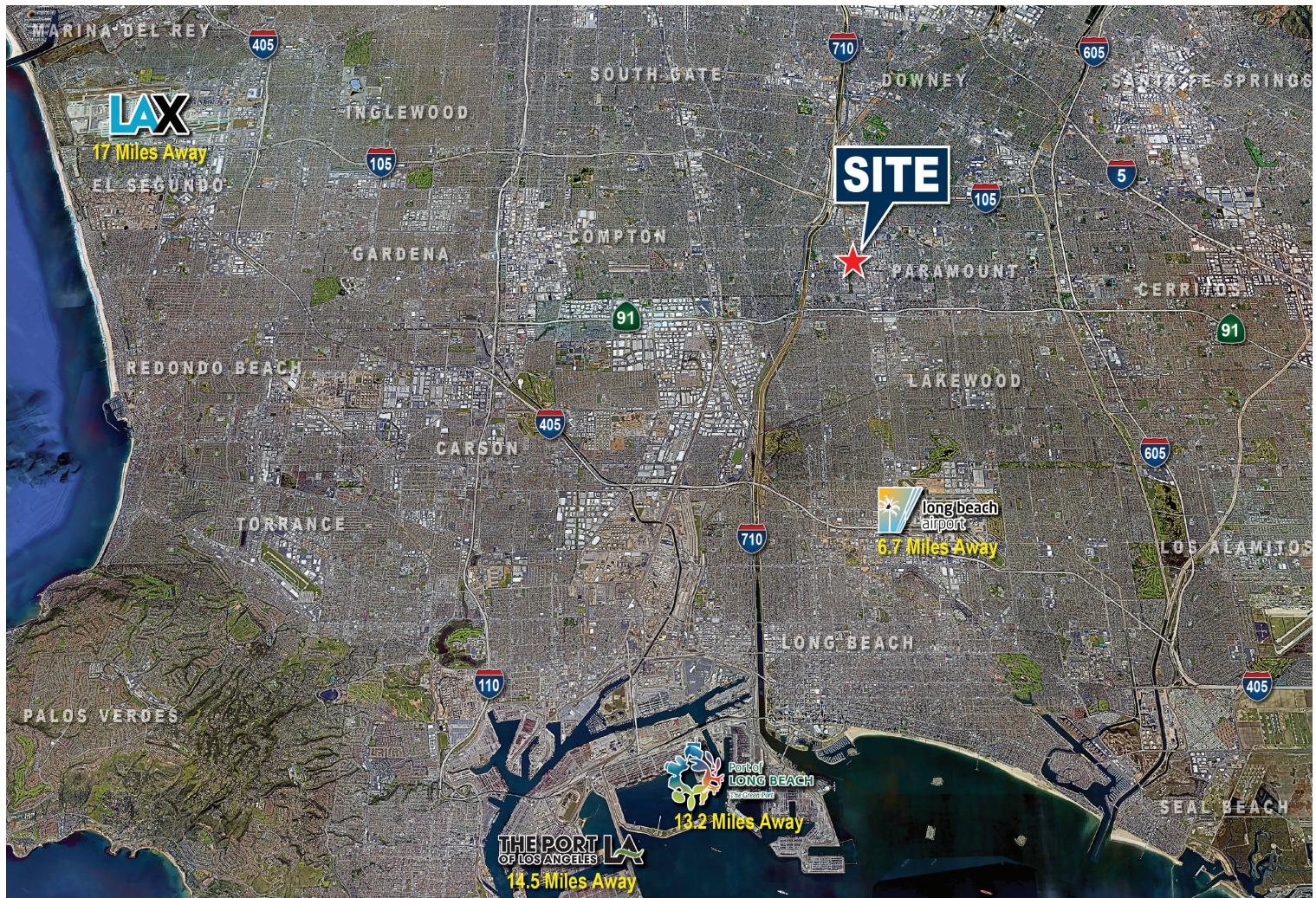
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**Location Aerial**



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