

INDUSTRIAL FOR LEASE

6323-6421 Alondra Blvd
Paramount, CA 90723

±28,058 SF Rentable Area
\$1.20 NNN + \$0.25 Operating Expenses



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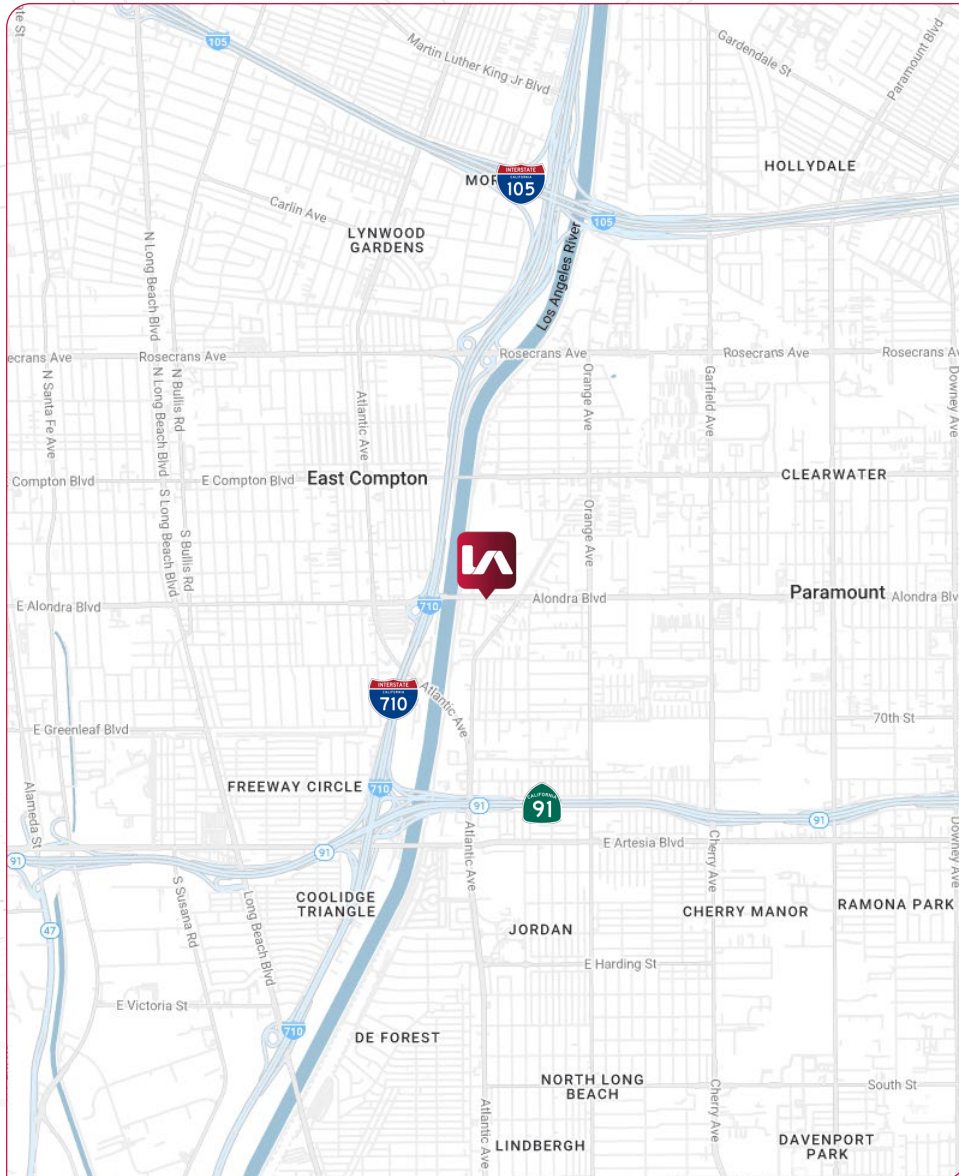
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PROPERTY HIGHLIGHTS

- Free Standing Concrete Tilt Up, Private Fenced Yard
- Currently: Two Combined Spaces, Can be Kept Together or Divided
- Professionally Managed Business Park Environment
- 17'-19' Warehouse Clear Height, Air Distribution Lines
- 2-Story Office Space (Total: 17 Private Offices)

PROPERTY DETAILS

Building Size	±28,058 SF Rentable Area ±13,198 Minimum SF
Property Type	Industrial, Warehouse/Office
Lease Rate / SF	\$1.20 / SF (\$33,670 per month)
NNN/OpEx Rate	\$0.25 / SF
Year Built	1985
Clear Height	17'-19'
Office	2-story, ±7,597 SF
Parking	75 Spaces (Ratio: 2.67 per 1,000 SF)
Zoning	PAM2
Power	800A, 240V, 3Ø, 4W

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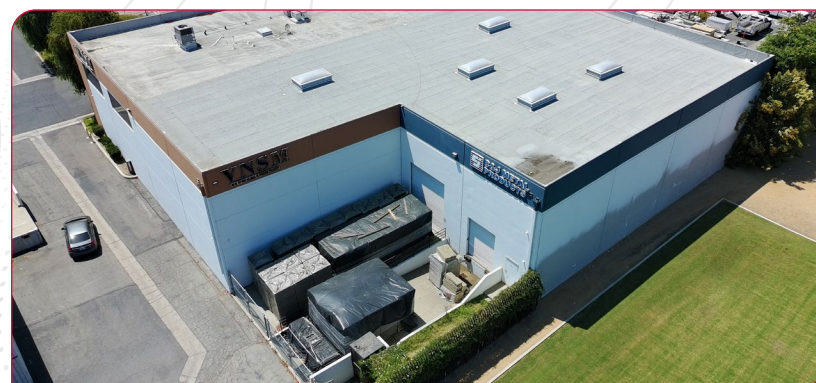


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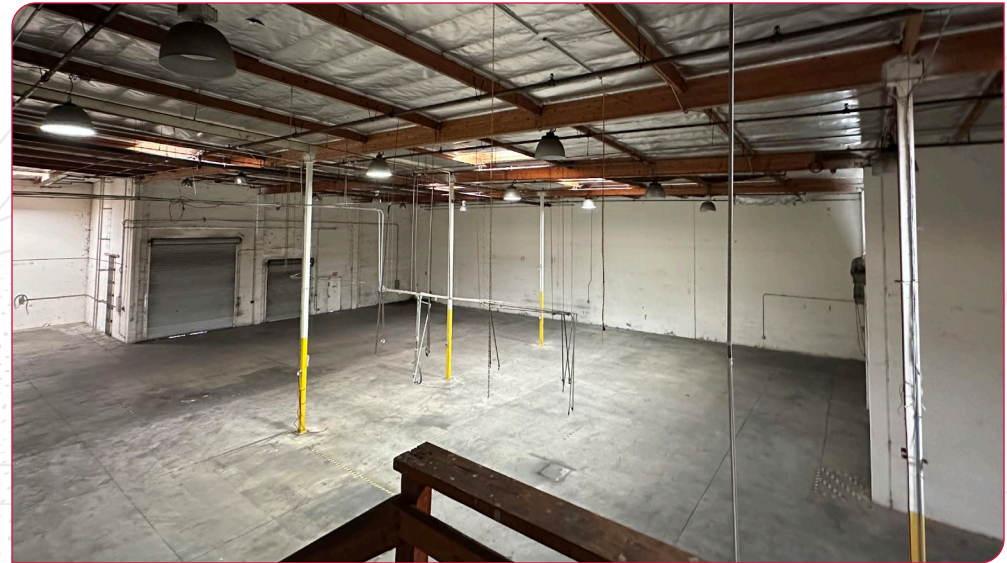


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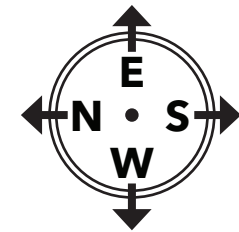
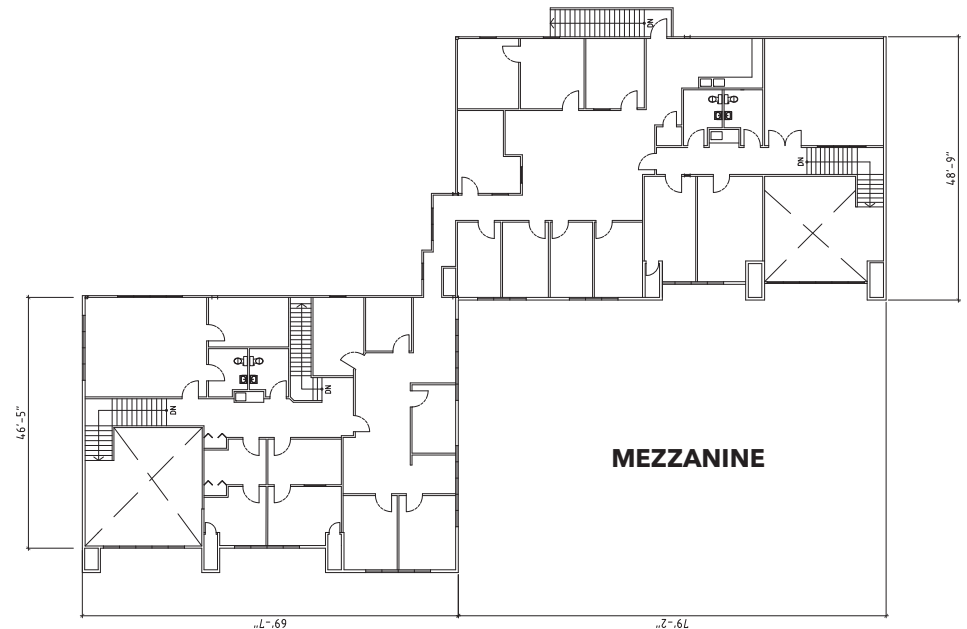


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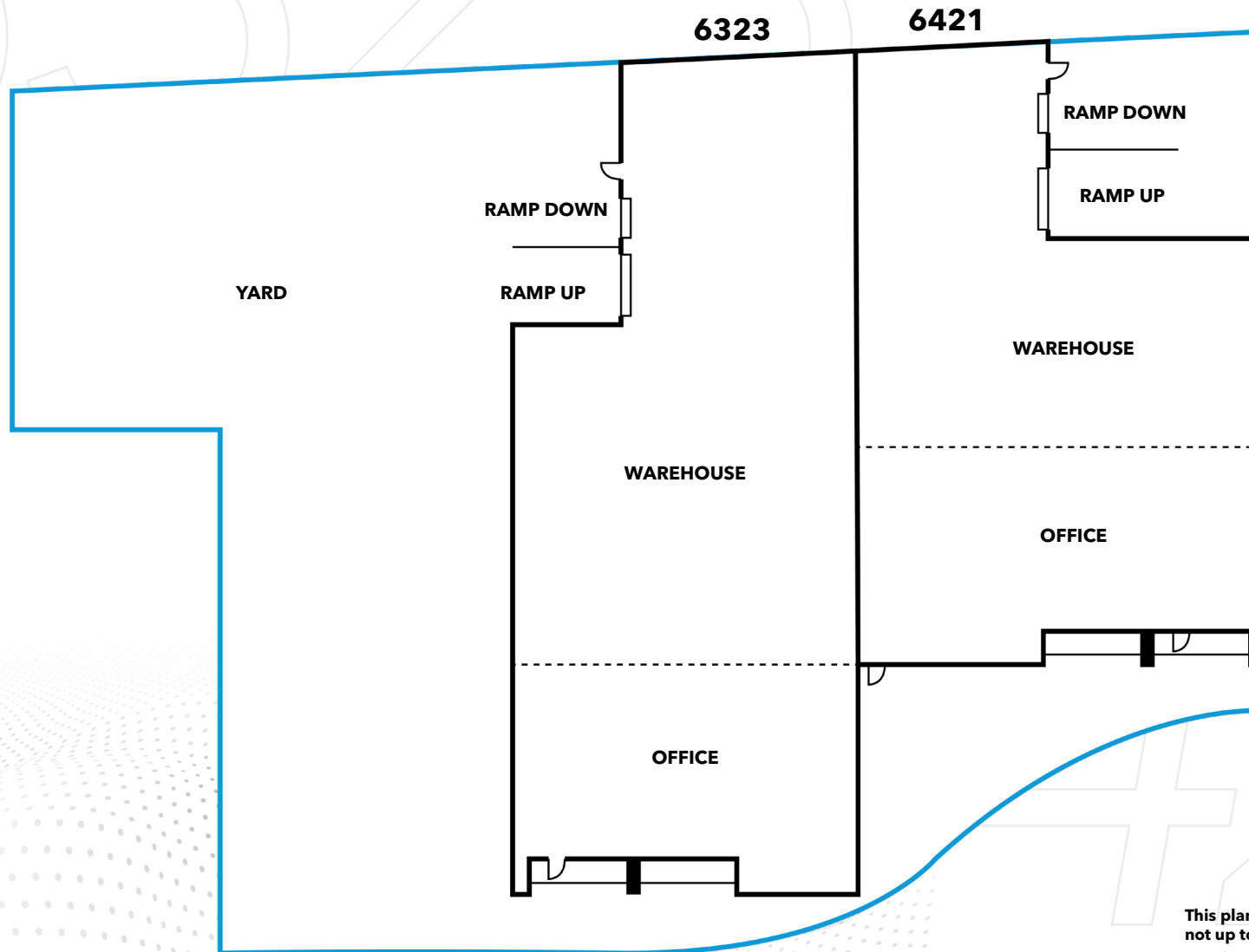
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It is the responsibility of the buyer/lessor to verify the property's measurements independently.

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This plan and its measurements are approximate and not up to scale.
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