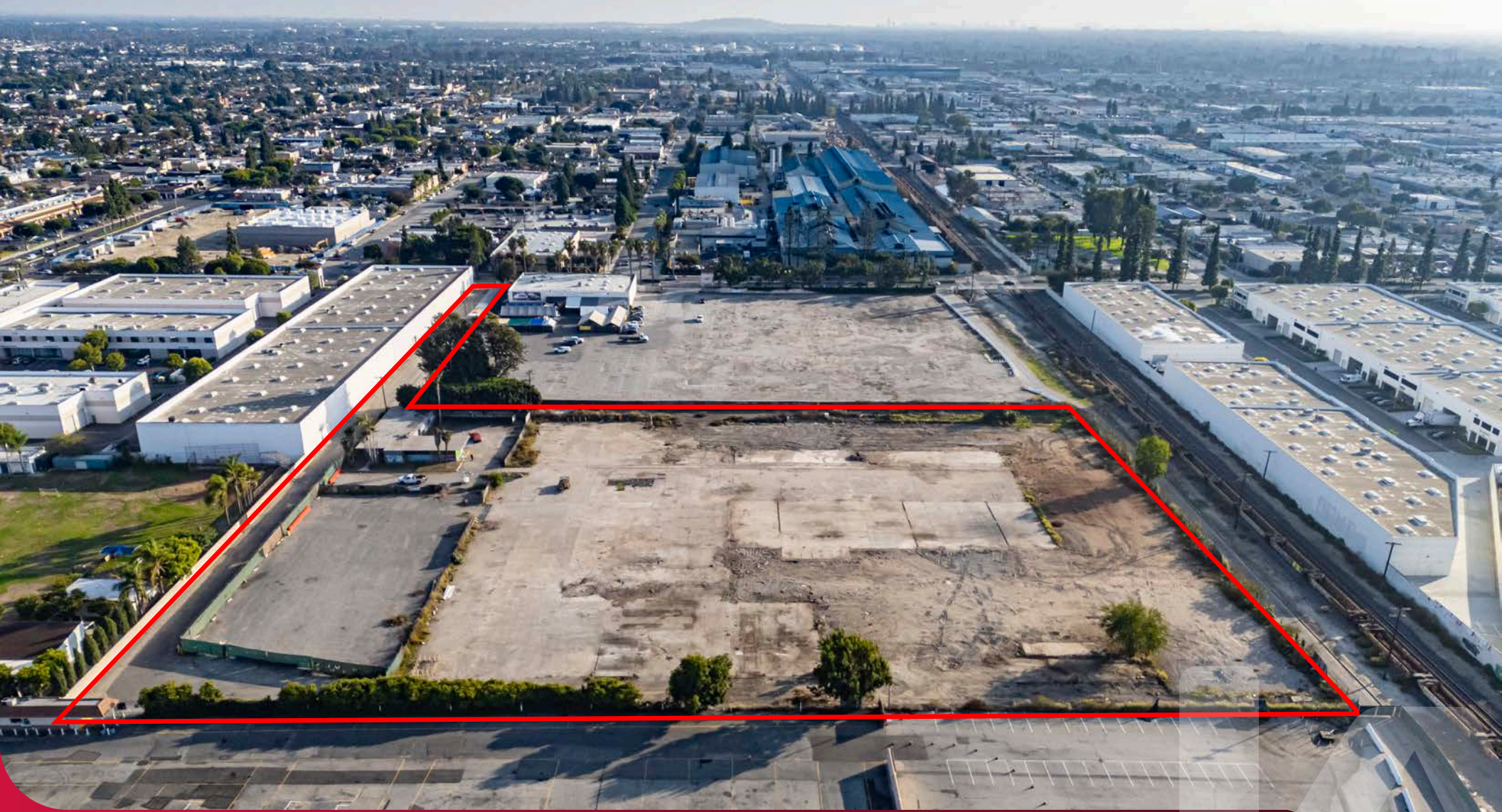


# FOR LEASE

**±5,000 SF INDUSTRIAL BUILDING  
ON ±285,834 SF OF LAND**



**7815** SOMERSET BLVD | PARAMOUNT | CA 90723

**MILES SOLOMON**

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President | LIC NO 00854279

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c 213.590.3512





±5,000 SF INDUSTRIAL BUILDING ON ±285,834 SF OF LAND

# FOR LEASE



Fenced and  
Secured



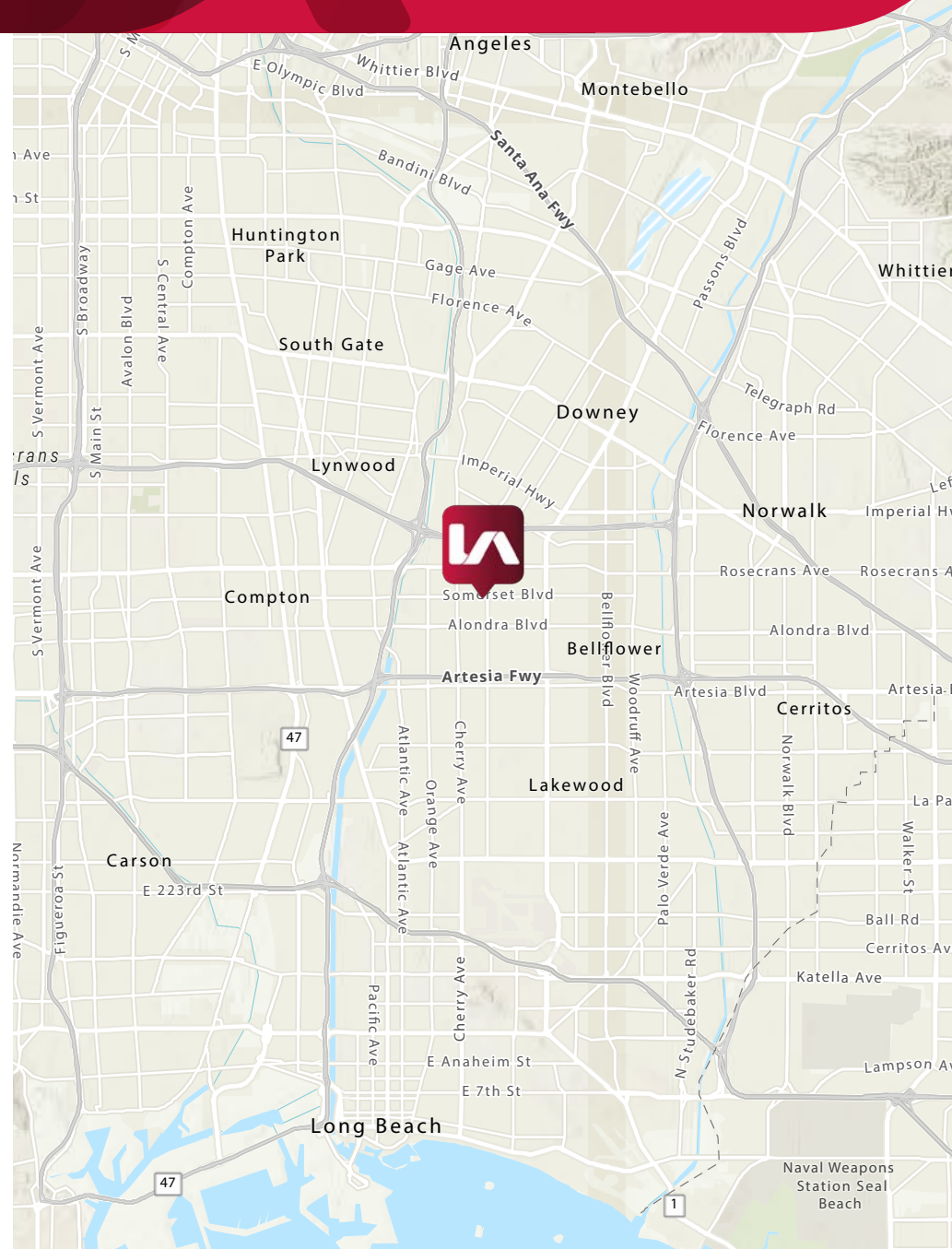
Close to the 710  
& 105 Freeway



Heavy Power

## PROPERTY INFORMATION

Building SF	±5,000	Vacant	Yes
Prop Lot Size	±285,834	For Sale	No
Term	Acceptable to Owner	Rail Service	No
Yard	Fenced/Paved	Year Built	1962
Lease Type	Gross	Zoning	PAM2
Possession Date	Now	APN	6241-016-025





±5,000 SF INDUSTRIAL BUILDING ON ±285,834 SF OF LAND

**FOR LEASE**





±5,000 SF INDUSTRIAL BUILDING ON ±285,834 SF OF LAND

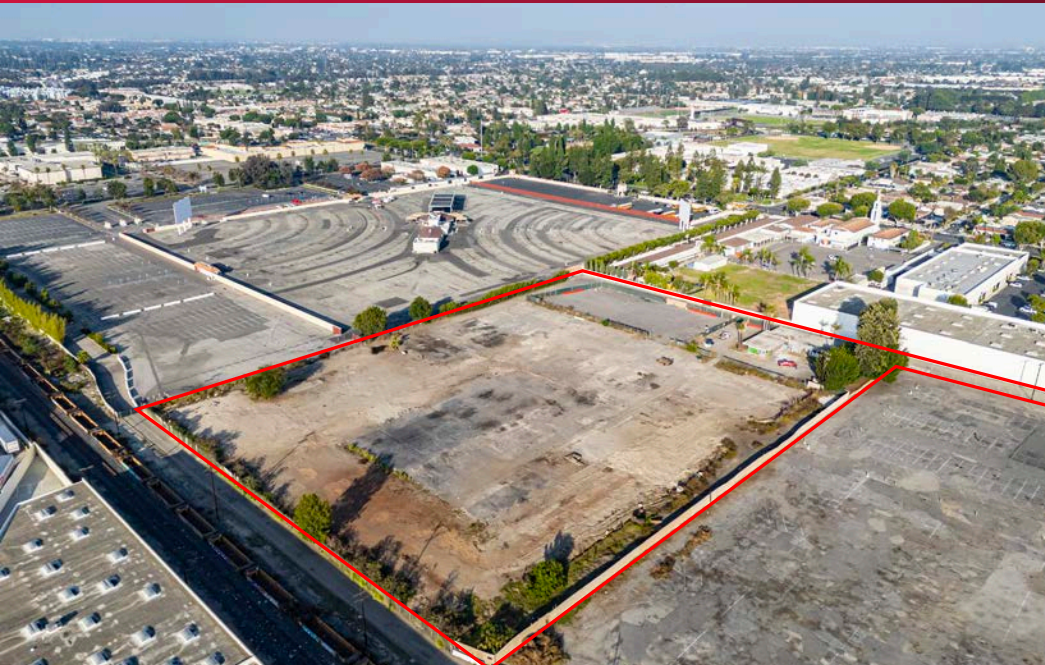
**FOR LEASE**





±5,000 SF INDUSTRIAL BUILDING ON ±285,834 SF OF LAND

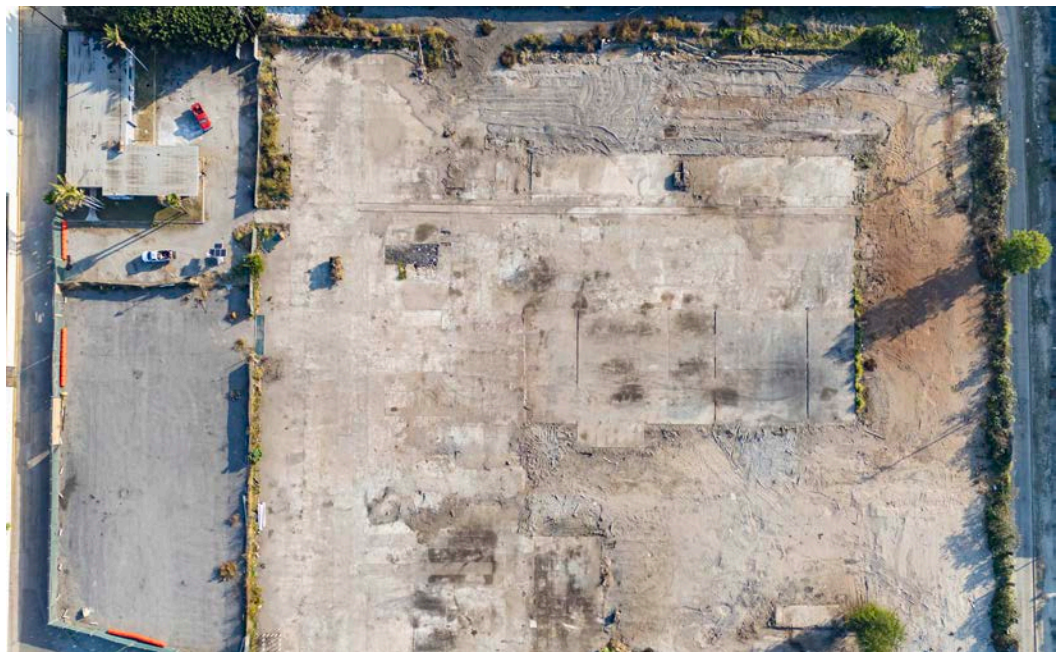
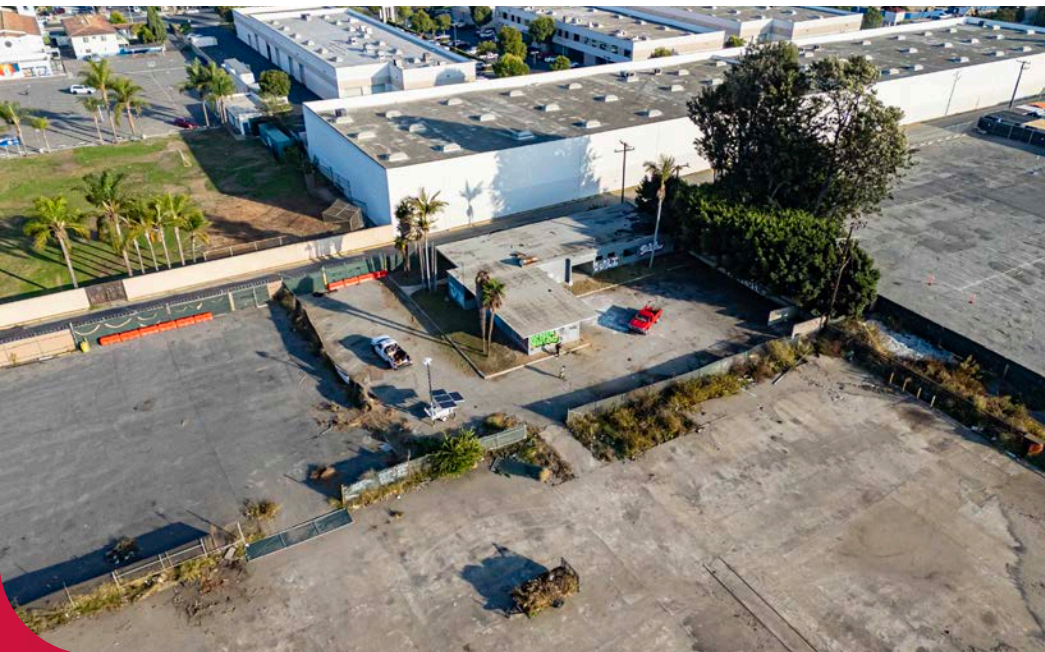
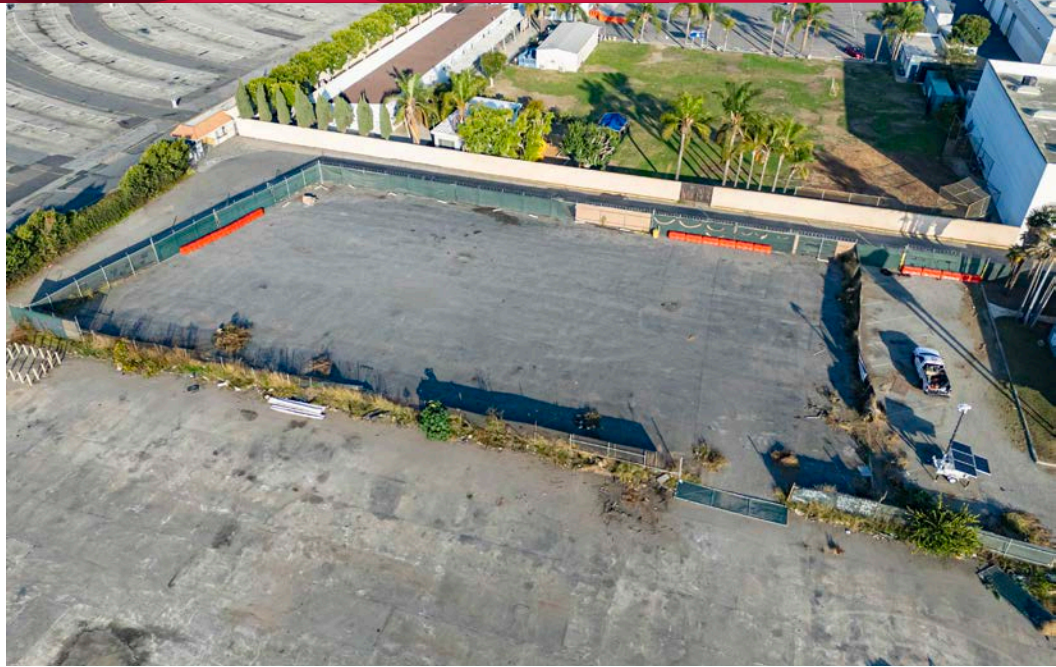
FOR LEASE





±5,000 SF INDUSTRIAL BUILDING ON ±285,834 SF OF LAND

FOR LEASE

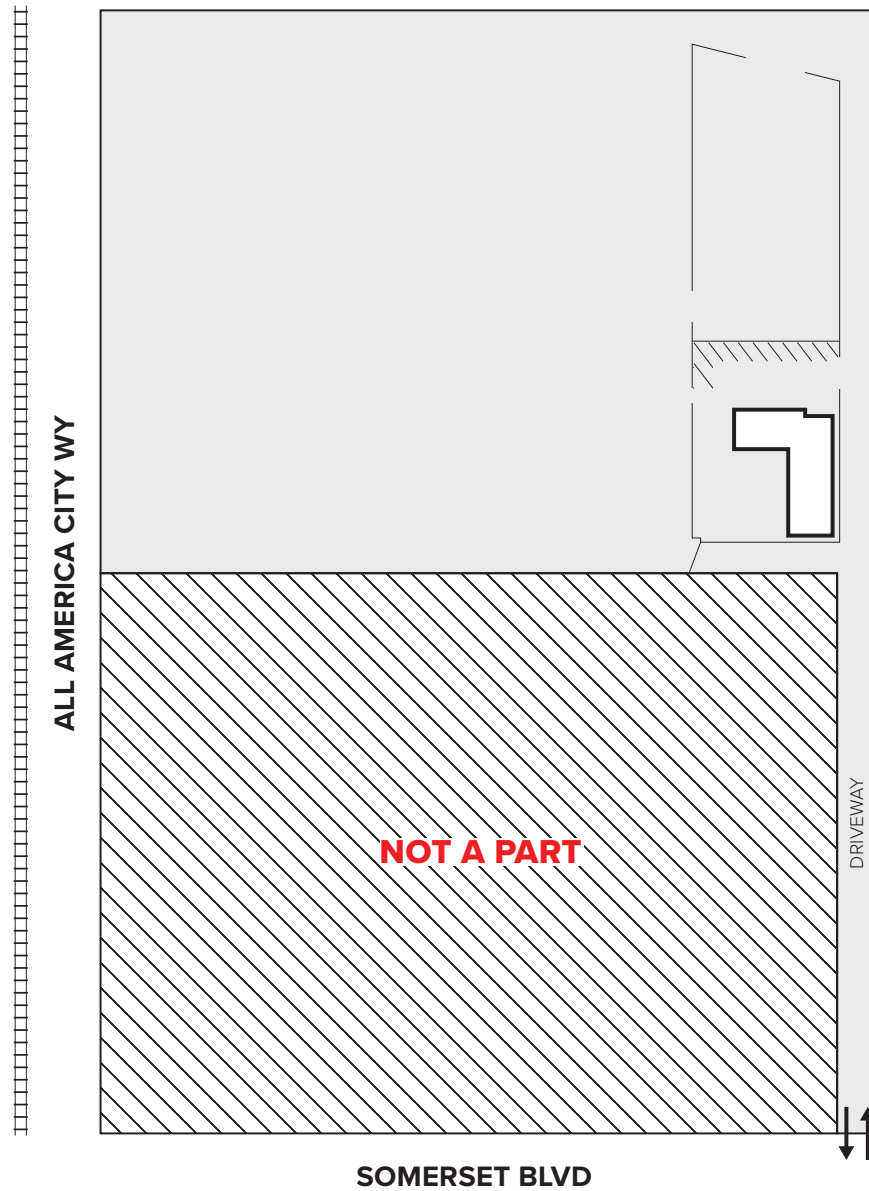




±5,000 SF INDUSTRIAL BUILDING ON ±285,834 SF OF LAND

# FOR LEASE

## SITE PLAN

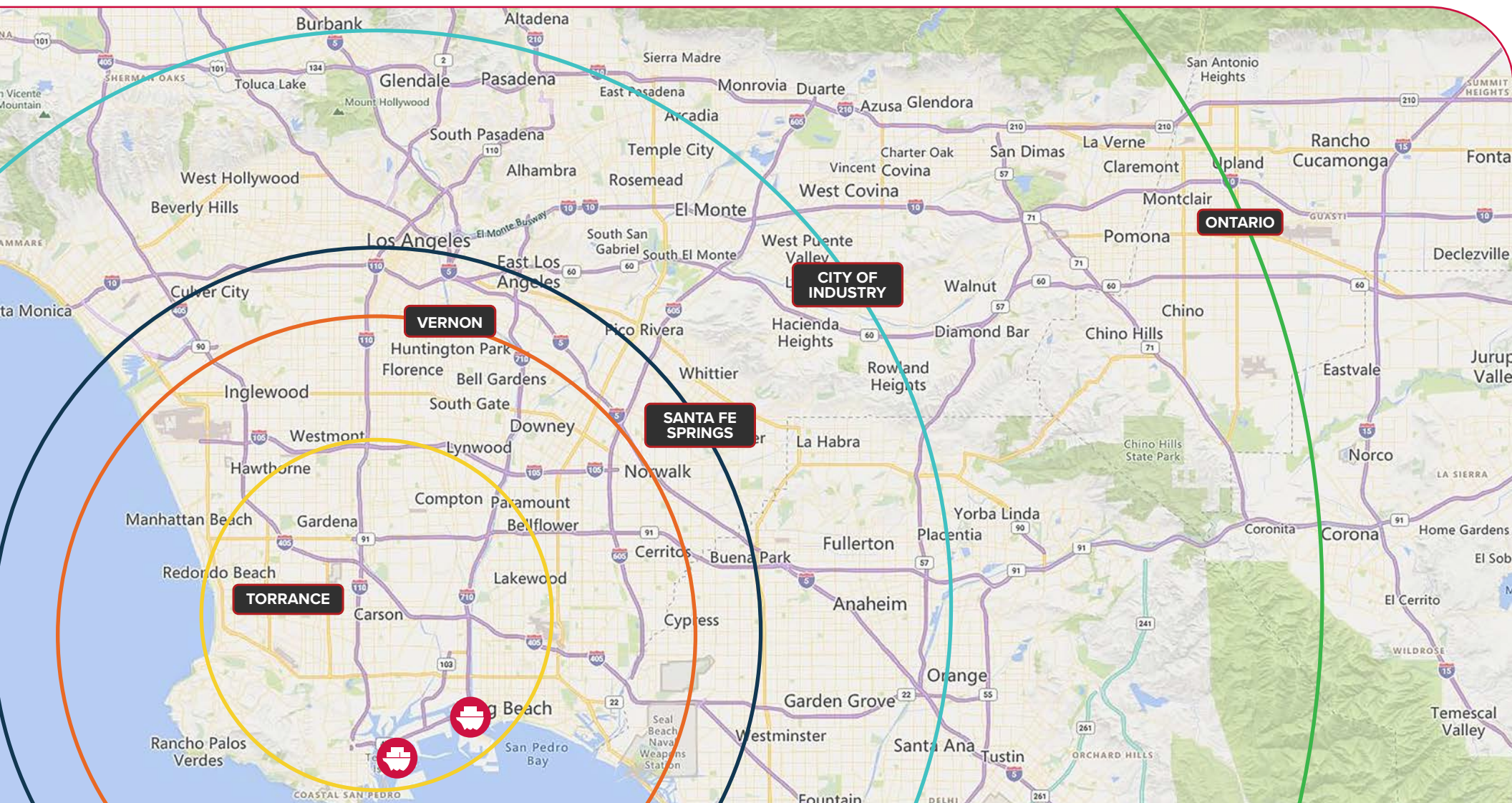


NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

±5,000 SF INDUSTRIAL BUILDING ON ±285,834 SF OF LAND

# FOR LEASE

## DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683



# FOR LEASE

## ±60,400 SF INDUSTRIAL BUILDING ON ±285,834 SF OF LAND

7815 SOMERSET BLVD | PARAMOUNT, CA 90723

### Miles Solomon

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.