

# FOR SALE

±9,165 SF INDUSTRIAL BUILDING  
ON ±29,380 SF OF LAND

## NEW ASKING PRICE OF \$3,482,700



6433 ALONDRA BLVD | PARAMOUNT | CA 90723

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Rare, Small DH Building



Located in Quiet Business Park



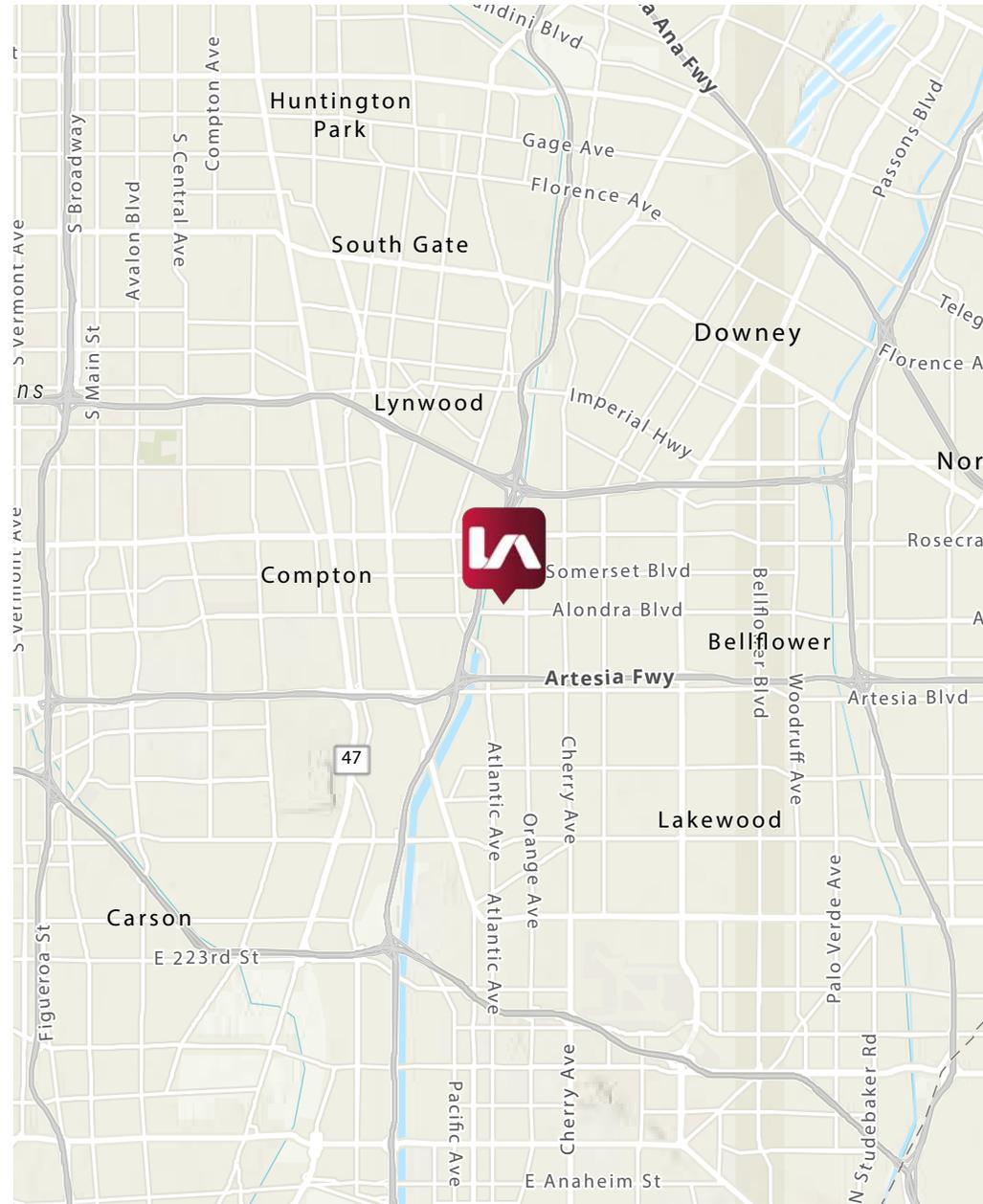
2 Minute Access To & From 710



Comes with Racking

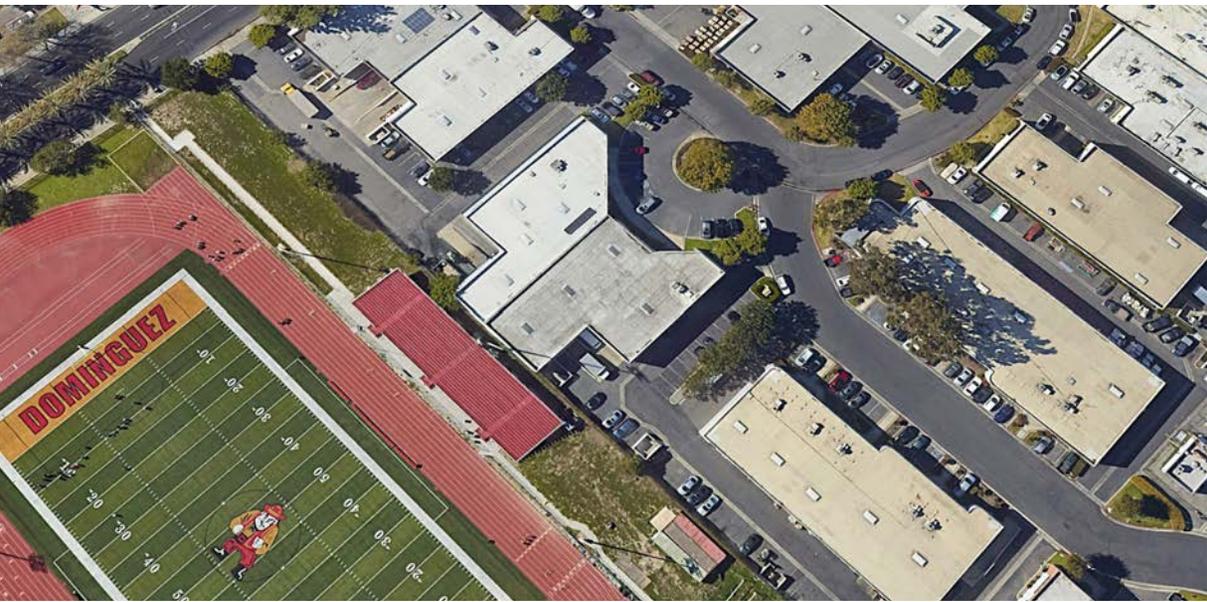
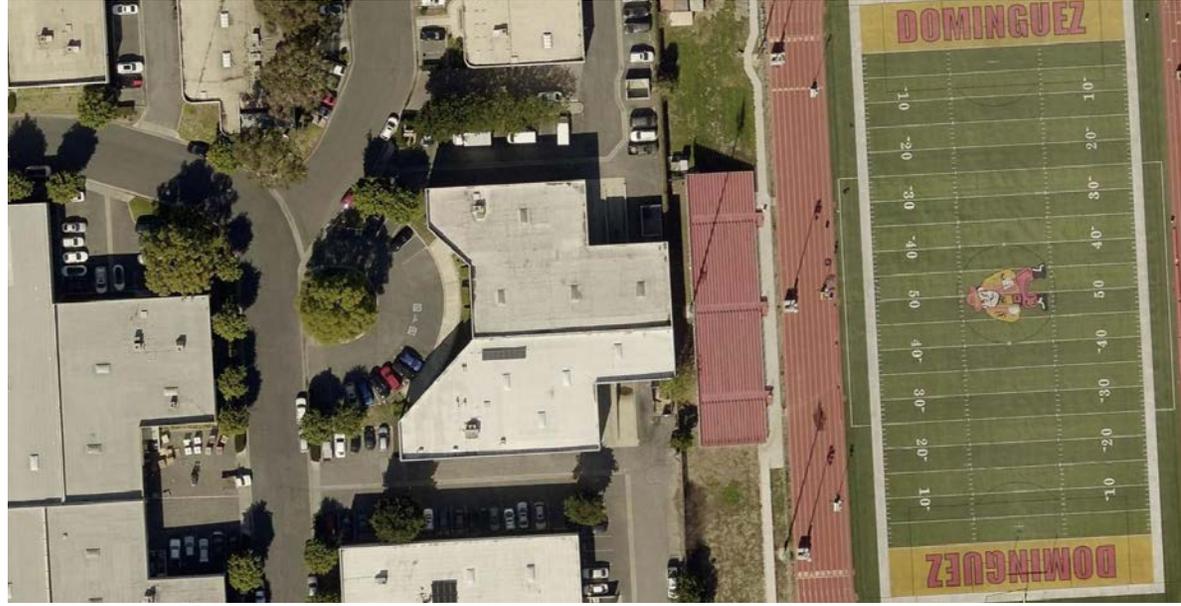
## Property Information

Available SF	±9,165 SF	Parking Spaces	23
Minimum SF	±9,165 SF	Rail Service	No
Clear Height	18'	GL Doors	1
Sprinklered	No	DH Doors	1
Prop Lot Size	±29,380 SF	Construction Type	Tilt-wall
Yard	Yes	Year Built	1985
Office	±1,200 SF	Specific Use	Warehouse/Distribution
Restrooms	2	Zoning	PAM2
Possession Date	Now	Market/Submarket	LA South
Vacant	Yes	APN	6239-015-008
For Sale	Yes	Power	A: 400 V: 208 O: 3 W: 0



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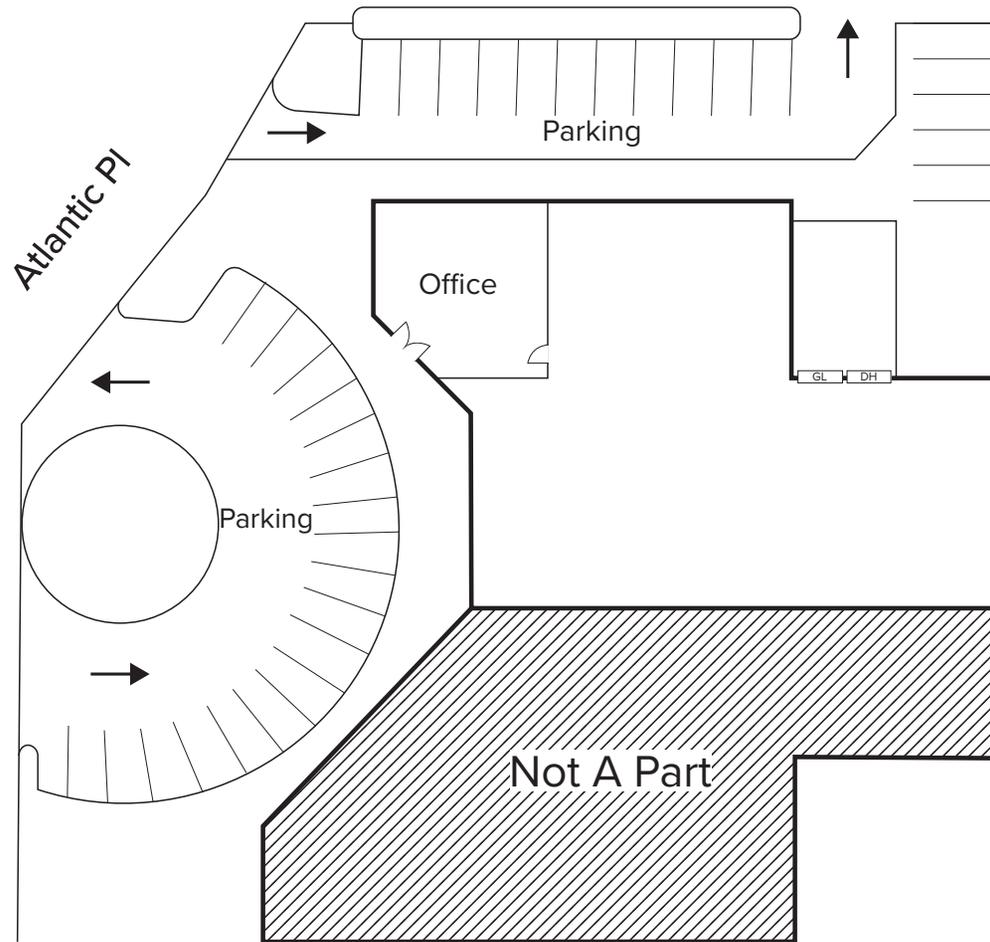
AERIAL



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## SITE PLAN

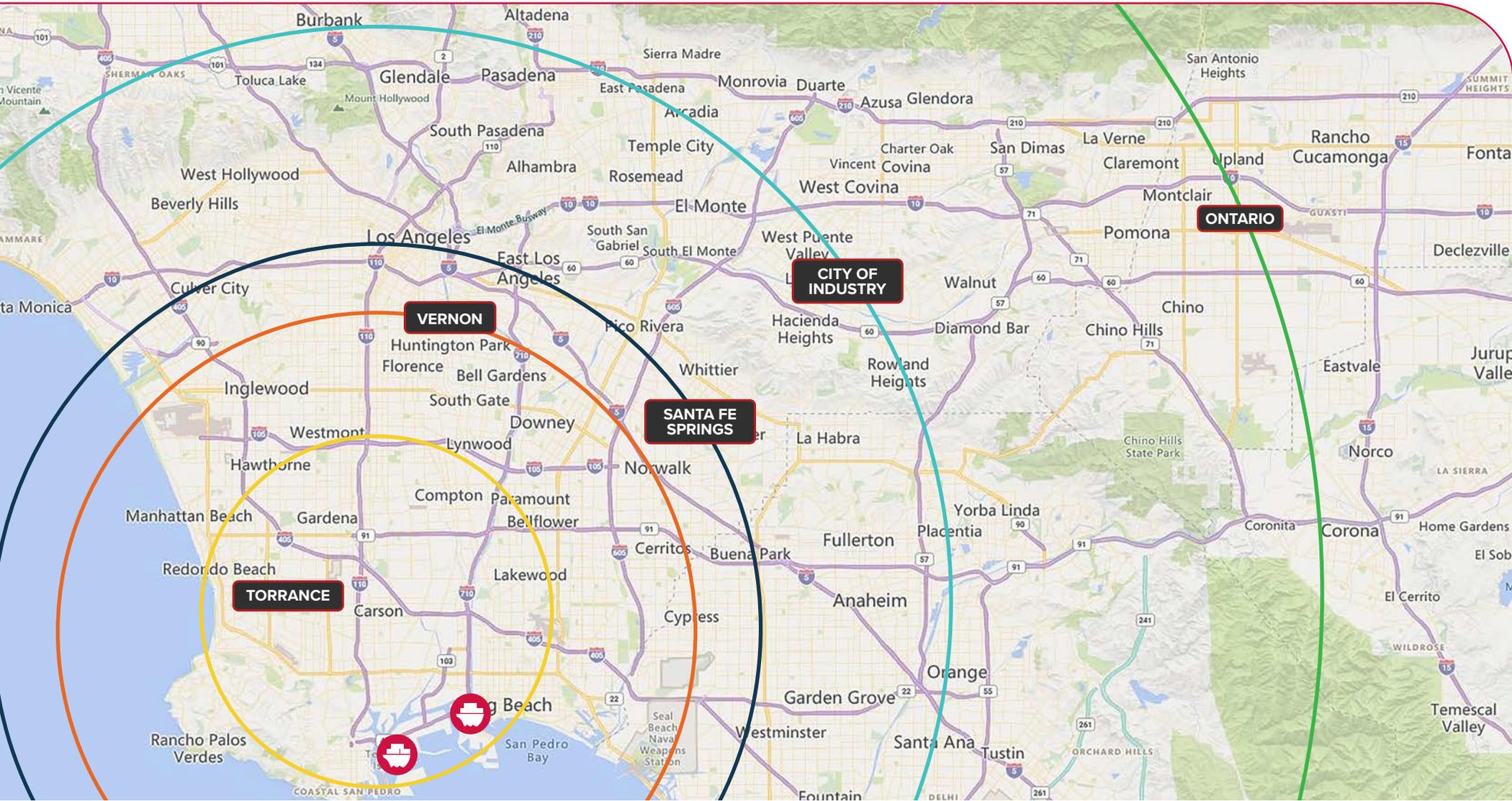


NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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## 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

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[LEE-ASSOCIATES.COM/DOWNTOWNLA](http://LEE-ASSOCIATES.COM/DOWNTOWNLA) | [TEAM-CLINE.COM](http://TEAM-CLINE.COM)

Buyer 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 Buyer 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 Buyer deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Buyer 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 Buyer obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies. Seller to verify all tax implications of the sale with the accountant or attorney of their choice.