

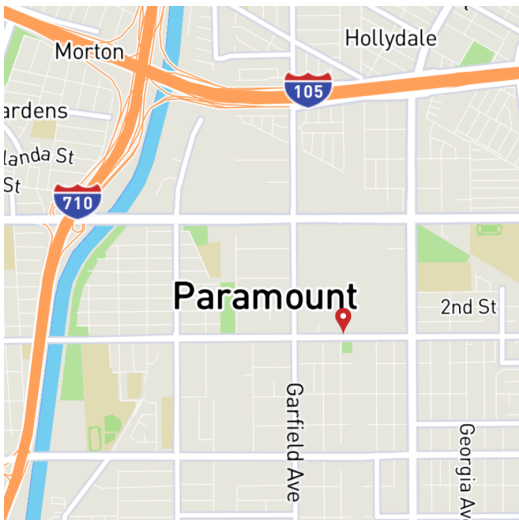
## 8,265 SF CLASS A - INDUSTRIAL FOR LEASE

7619 SOMERSET BLVD.  
PARAMOUNT, CA 90723

**\$1.16 NET**

- \$0.19 Net Charges
- 866 sf 1st Floor Office,  
1,023 sf Mez  
Storage(Included in total)
- 5 Year Minimum
- 3.00% Base Increases

### LISTING FEATURES



- 7 Reserved Car Parking, includes 1 shared handicap
- 21' Clear
- Built in 1991 - Planned Restoration 1Q '26
- (1) Dock & (1) Grade Level Doors - 60' Concrete Truckwell
- .45/3000 Sprinklers w/ Smoke Vents; 200 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity
- Natural Gas Stubbed; 2" Heavy Duty Water Service
- Zoned: M-2 Heavy Manufacturing
- Experienced Landlord w/ Additional Buildings for Expansion
- Excellent Freeway Access
- Master CUP Grants Immediate Occupancy & Expedites Business License Approval
- February 2026 Occupancy

**LYONS & LYONS PROPERTIES**  
**Chuckie Lyons - Broker Lic. 00625110**  
**Colin O'Brien - Lic. 02145353**

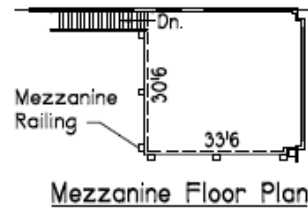
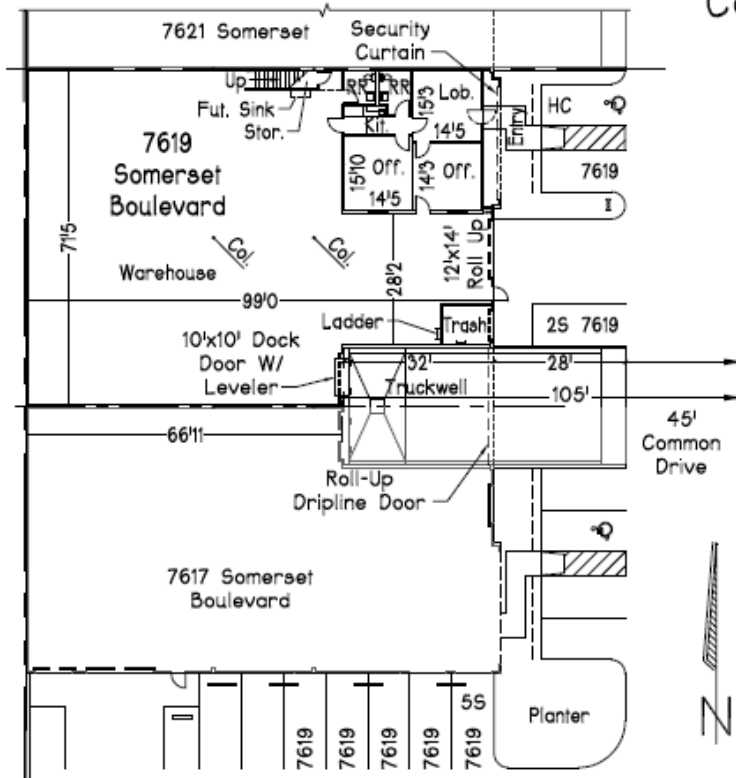


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880 Apollo Street, Suite 227  
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- Serene/colorful lush landscaping with seasonal changes, and drought tolerant plants (hybrid tropical/desert plants)
- White roofs – better for keeping warehouse cool
- Curb mounted smoke hatch vented skylights
- Electric and manual roll down gates for exterior of glass storefronts
- Security cameras & AI monitoring system
- EV Charging Station
- New HVAC units
- Front Entrance Security Gates



Total Sq. Ft.  
w/ Mezzanine  
8,265 Sq. Ft.

Footprint  
7,242 Sq. Ft.

Ground Floor Office  
(excl. Entry & Shop RR)  
866 Sq. Ft.

Mezzanine Storage  
1,023 Sq. Ft.

**SOMERSET BUSINESS CENTRE**

\*Quality Concrete Tilt-up Distribution/ Manufacturing Facility w/ Many Extra Features Developed by Lyons & Lyons Properties.

\*Loading: Overnight 60' Concrete Truckwell Dock & Roll-Up Dripline Door w/ Large 105' Turnaround Radius; (1) 10'x10' Dock High Door and (1) 12'x14' Ground Level Door.

\*Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); .45/3000 Fire Sprinklers; White Scrim Ceilings; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; 21' Clear Height; Pearl White Walls; LED Lights; Polished and Sealed 5" Thick Reinforced Concrete Slab.

\*Utility Services: 200 Amp 277/480 Volt 3 Phase; Natural Gas Stubbed; 2" Heavy Duty Water Service.

\*Ground Floor Office w/ Spacious 9' Ceilings; 2'x4' LED Light Fixtures; Central HVAC; Kitchen Unit with Microwave Outlet; Monitoring Windows; Polished and Sealed Concrete Floor & Vinyl Basecoat; Remote Controlled Exterior Metal Office Security Curtains.

\*Mezzanine Storage w/ 125 P5F Capacity with VCT Flooring and Vinyl Basecoat; Can be built-out as Additional Office Subject to City Staff Approval.

\*Exclusive Parking Stalls [Indicated by 7619]; Heavy Duty Concrete Paving.

\*Secured Concrete Trash Enclosure Vault.

\*Experienced Landlord with Additional Buildings for Expansion.

\*Property Zone M-2: Heavy Manufacturing.      \*Low City Business Fees.

### Parking Summary

7	Standard Parking
0	Compact Parking
1	Handicap Parking

Scale: 1" = 30' 19040

David O. Roberts P.E., Inc.  
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12-9-2025

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