



Penta Pacific Properties

9500 Norwalk Blvd, Santa Fe Springs, CA 90670 | 562-699-1922

Available SF 4,140 SF

Industrial For Sale

Building Size 4,140 SF



Address:

7534 Adams St, Paramount, CA 90723

Cross Streets:

Minnesota Ave/Adams St

Quality Free Standing Building  
Close to 91, 405 & 104 Freeways  
Small Fenced Yard

**Sale Price:** \$1,500,000.00  
**Sale Price/SF:** \$362.32  
**Available SF:** 4,140 SF  
**Prop Lot Size:** 0.16 Ac / 6,833 SF  
**Taxes:**  
**Yard:** Fenced/Paved  
**Zoning:** M-2

**Sprinklered:** No  
**Clear Height:** 14'  
**GL Doors/Dim:** 1 / 10'x12'  
**DH Doors/Dim:** 0  
**A: 200 V: 120/208 O: 3 W: 4**  
**Construction Type:**  
**Const Status/Year Blt:** Existing / 1975

**Whse HVAC:** No  
**Parking Spaces:** 4 / **Ratio:** 1.0:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 800 SF / 1  
**Restrooms:** 1  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** N/A  
**To Show:** Call broker  
**Market/Submarket:** Long Beach/Harbor Cities  
**APN#:** 6240018020

**Listing #:** 39233015

**Listing Date:** 11/08/2023

