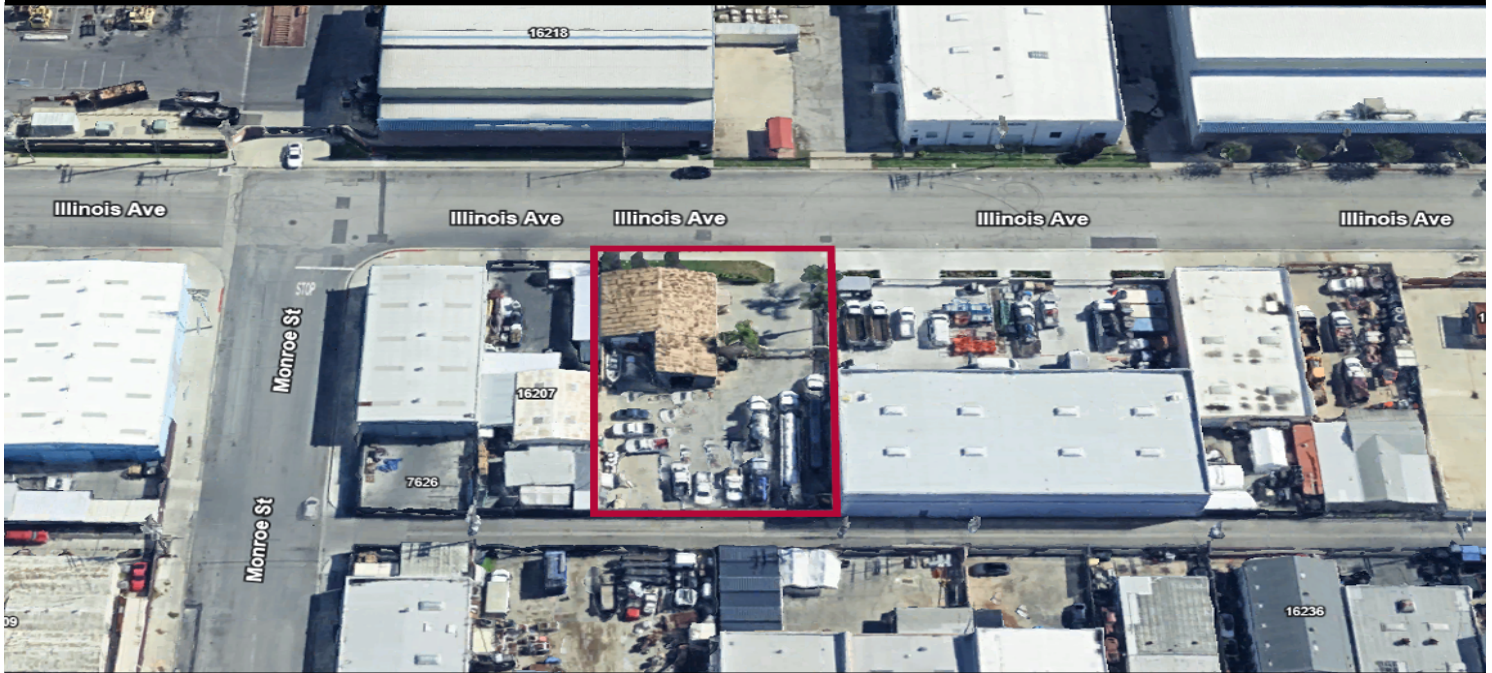


Available Acres 0.34

Land Condo For Lease

Available SF 14,976



Address: 16213 Illinois Ave, Paramount, CA 90723

Cross Streets: Illinois Ave/ Monroe St

±14,976 SF Contractor's Yard
 ±2,702 SF Office/Shop Free Standing Building
 Excellent Street to Alley Access
 Huge Secured Concrete Yard
 Convenient Access to the 91 and 710 Freeways

Lease Rate/Mo:	\$7,937	Available Acres:	0.34 Ac	Gas:	Specific Use: Industrial
Lease Rate/SF:	\$0.53	Available SF:	14,976 SF	Water:	Zoning: M2
Lease Type:	Gross	Building SF:	2,702 SF	Sewer:	Rail Service: No
Lease Terms:	Acceptable to Owner	Yard:	Fenced / Paved	Electric:	Market Area: Long Beach/Harbor Cities
Sale Price/SF:	NFS			Fiber:	APN: 7102-018-023
Sale Price:	NFS				

Listing Company: Daum Commercial
Agents: [Chuck Brill 310-538-6710](mailto:chuck.brill@daumcommercial.com), [Suzanne Sullivan 310-538-6719](mailto:Suzanne.Sullivan@daumcommercial.com), [Chris Migliori 714-941-5320](mailto:Chris.Migliori@daumcommercial.com)

Listing #: 699f7fd00deb1233802a04f7 **Listing Date:** 02/25/2026 **FTCF:** CB000N000S000

Notes: Price based on office shop.

