

# FOR SALE

±15,040 SF INDUSTRIAL BUILDING  
ON ±32,313 SF OF LAND

SALE PRICE  
\$5,264,000



7333 ADAMS ST | PARAMOUNT | CA 90723

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±15,040 SF INDUSTRIAL BLDG ON ±32,313 SF OF LAND

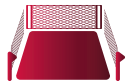
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Great Dockhigh Building



Just Off Garfield and Quick Access to 710 and 105 Freeway



Excess Yard Space Secured by a Fence



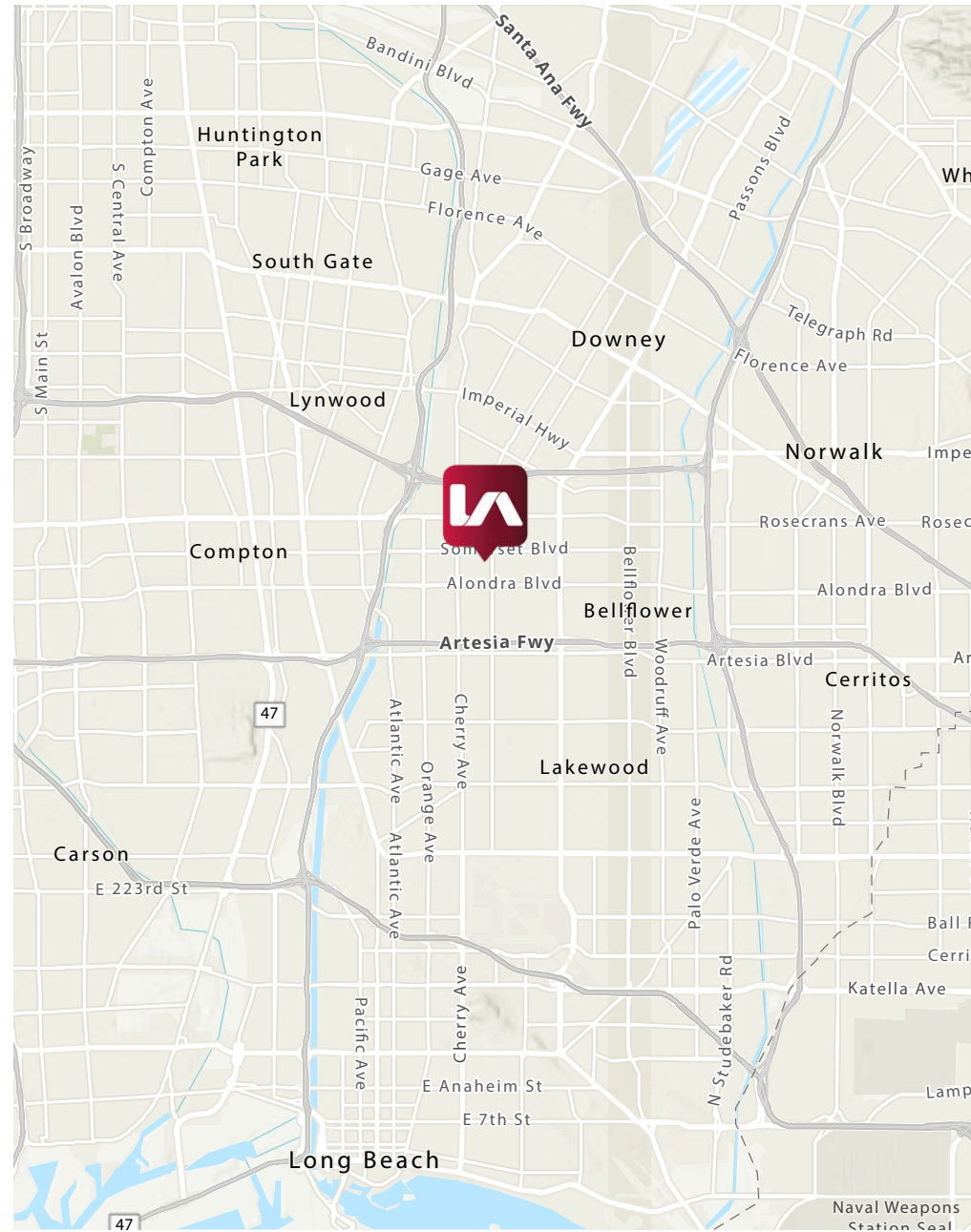
Quiet Street



Ability to Build Offices to New Owner's Specifications

## Property Information

Available SF	±15,040	Parking Spaces	30
Minimum SF	±15,040	Rail Service	No
Clear Height	18'	GL Doors	2
Sprinklered	No	DH Doors	1
Prop Lot Size	±32,313	Construction Type	Tilt-wall
Yard	Fenced/Paved	Year Built	1968
Restrooms	1	Warehouse AC	No
Unfinished Mezzanine	0	Zoning	PAM2
Possession Date	Now	Market/Submarket	La Central
Vacant	Yes	APN	6240-009-101
For Sale	Yes	Power	A: 600 V: 277-480 O: 3 W: 0



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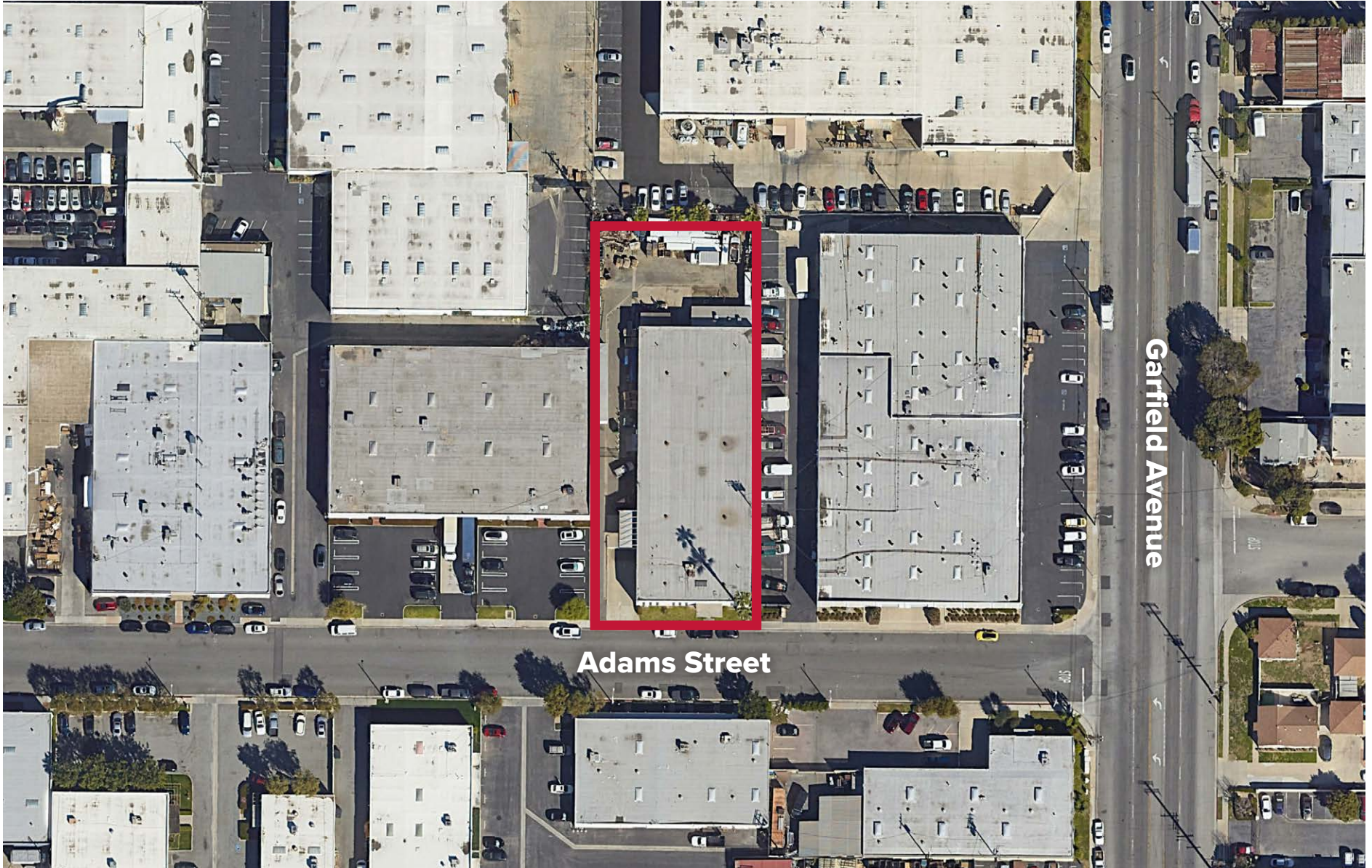
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AERIAL

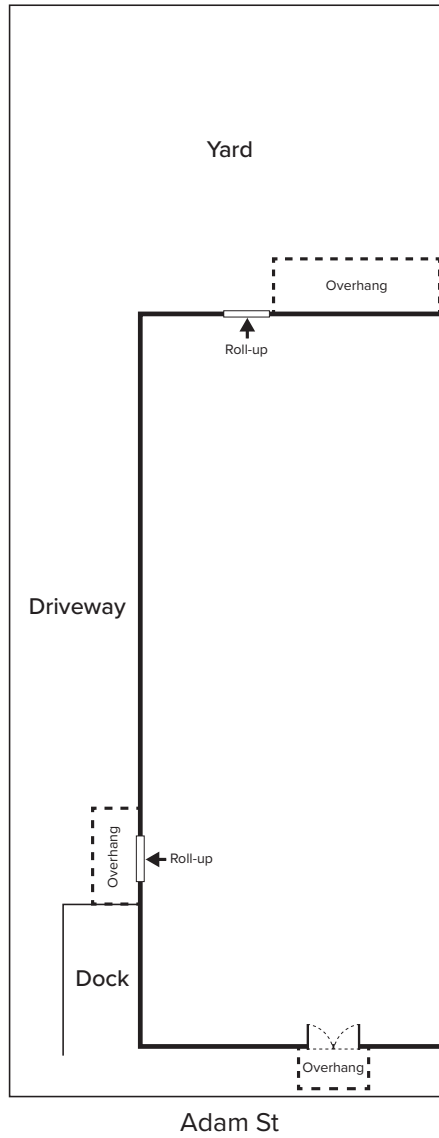


NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify

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## SITE PLAN



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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.