



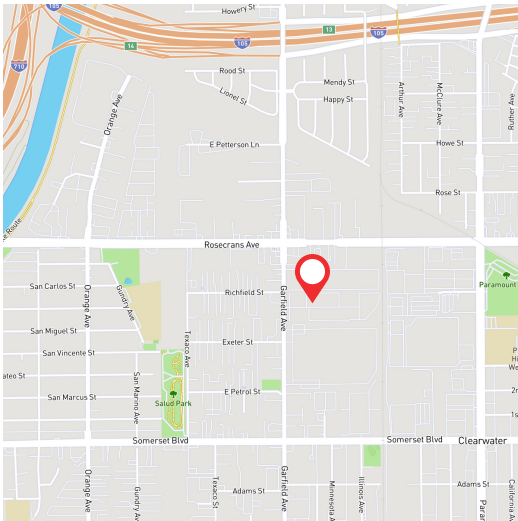
15,480 SF CLASS A - INDUSTRIAL FOR LEASE

14532 GARFIELD AVE
PARAMOUNT, CA 90723

\$1.10 NET

- \$0.25 Net Charges
- 884 SF Ground Floor Office, 956 SF Mez Office (Included in total)
- 5 Year Minimum
- 3.50% Base Increases

LISTING FEATURES



- 15 Reserved Car Parking, includes 1 shared handicap
- 21' Clear
- Built in 1987 - Restoration 1Q-2Q '25
- (1) Dock & (1) Grade Level Loading - 60' Concrete Truckwell
- Net Expenses Includes Taxes, Insurance, CAOE
- .45/3000 Sprinklers w/ Smoke Vents; 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity
- Natural Gas Stubbed; 2" Heavy Duty Water Service
- Zoned: M2 - Heavy Manufacturing
- Experienced Landlord w/ Additional Buildings for Expansion
- Excellent Freeway Access
- Master CUP Grants Immediate Occupancy & Expedites Business License Approval
- Immediate Occupancy

LYONS & LYONS PROPERTIES
Chuckie Lyons - Broker Lic. 00625110
Colin O'Brien - Lic. 02145353
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14532 Garfield Avenue Paramount, California 90723

OVER \$3M OF RECENT PARK UPGRADES

- New concrete paving throughout park
- New serene/colorful lush landscaping with seasonal changes
- Drought tolerant plants (hybrid tropical/desert plants)
- New irrigation systems for landscaping
- New white roofs - better for keeping warehouse cool
- New curb mounted smoke hatch vented skylights
- New roll down doors to enclose truck docks
- Electric and manual roll down gates for exterior of glass storefronts
- New security cameras & AI monitoring system
- New exterior power pack lighting
- Front entrance security gate
- Electric Vehicle Charging Stations

Parking Summary

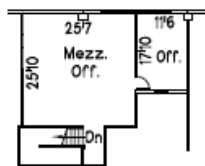
14 Standard Parking
1 Handicap Parking

Total Sq. Ft.
w/ Mezzanine
15,480 Sq. Ft.

Building Footprint
14,524 Sq. Ft.

Ground Floor Office
(Excl. Entry Recess
& Shop RR)
884 Sq. Ft.

Mezzanine Office
(Incl. Landing)
956 Sq. Ft.



Mezzanine Floor Plan

Scale: 1" = 30'

Lyons Business Center

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

*Loading: Overnight 60' Concrete Truckwell Dock w/ Large 110' Turnaround Radius; (1) 10'x10' Dock High Door & Clear Path to Common Drive and (1) 14'x14' Ground Level Door.

*Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); 45/3000 Fire Sprinklers; White Skrim Foil Ceilings; 21'-0" Clear Height; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; Antique White Walls; LED Lights; Polished and Sealed 5" Thick Reinforced Concrete Slab.

*Utility Services: 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity; 2" Heavy Duty Water Service; Natural Gas Stubbed.

*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 Basecove, Remote Controlled Exterior Metal Office Security Curtains.

*Enclosed Mezzanine Office w/ Sprinklers; HVAC; 8' Ceiling; 2'x4' LED Fixtures; Finished Walls over Concrete; Monitoring Windows; w/ VCT Flooring and Vinyl Basecove.

*Exclusive Parking Stalls (Indicated by 532); 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.

Scale: 1" = 30' 17053

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11-14-2024

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