

# 15342 COLORADO AVE

PARAMOUNT • CA 90723

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**TEAMCLINE**

**NOW AVAILABLE FOR LEASE**

**MAJOR PRICE REDUCTION!**  
Sale Price: \$1,392,000 (\$290 PSF)

COLORADO AVE

JEFFERSON ST

**FOR SALE/LEASE**  
**±4,800 SF INDUSTRIAL BUILDING**  
**ON ±7,501 SF OF LAND**

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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## PROPERTY HIGHLIGHTS



Small Free Standing Building  
with Heavy Power



Private Fenced Yard



Clear Span

15342 Colorado Avenue offers ±4,800 SF of freestanding industrial space on ±7,501 SF of land in the heart of Paramount. The concrete building features a clear-span warehouse with 12' clear height, two ground-level doors, ±250 SF of office, heavy power, and a private fenced yard. Available for sale or lease, the property provides convenient access to the 91, 105, and 710 Freeways and is well suited for owner-users, contractors, or light manufacturing operations.

# PROPERTY INFORMATION

Available SF	±4,800 SF
Prop Lot Size	±7,501 SF
Office Size	± 250 SF
APN	6270-012-019
Zoning	M-1
Year Built	1977
Construction Type	Concrete
Yard	Fenced / Paved
Restrooms	2
Clear Height	12'
GL Doors	2
Sprinklered	No
Power	A: 400 V: 240 Ø: 3 W: 4
Possession Date	Now
Vacant	Yes
Market/Submarket	Long Beach/Harbor Cities

## PROPERTY AERIAL



COLORADO AVE

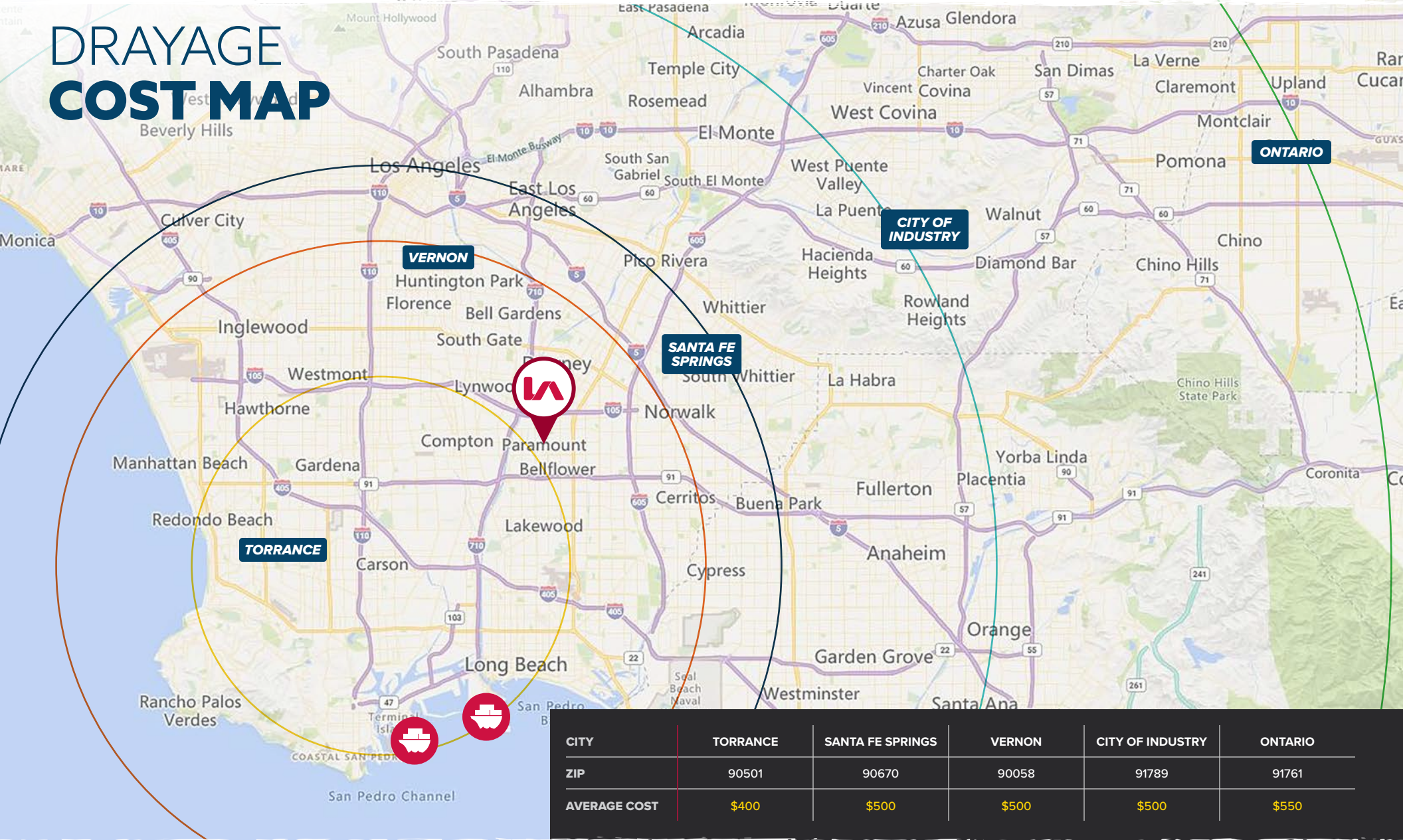


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## DRAYAGE COST MAP



For More Information,  
Please Contact ▶

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[TEAM-CLINE.COM](http://TEAM-CLINE.COM)

Tenant 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 Tenant's 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 Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant 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 Tenant obtain any use permits or business licenses that may be material to the operation of their business.