

FOR SALE

# INDUSTRIAL BUILDINGS

16448 & 16456 Minnesota Ave, Paramount, CA 90723



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## BUILDING FEATURES

<b>Property Type:</b>	A Multi-Parcel Improved 0.75-Acre Property
<b>Location:</b>	16448 & 16456 Minnesota Ave, Paramount, CA 90723
<b>Thomas Guide Page:</b>	Los Angeles County 735 G-6
<b>Census Tract:</b>	5538.02

## PARCEL SIZE ALLOCATION

Assessor's Parcel No.	Property Address	Building Size (SF)	Lot Size (SF)	Lot Size (Acres)
7102-022-031	16448 Minnesota Avenue	260	16,016	0.37
7102-022-032	16456 Minnesota Avenue	1,000	15,930	0.37
<b>Total</b>		<b>1,260</b>	<b>31,946</b>	<b>0.75</b>

## SUBJECT PROPERTY

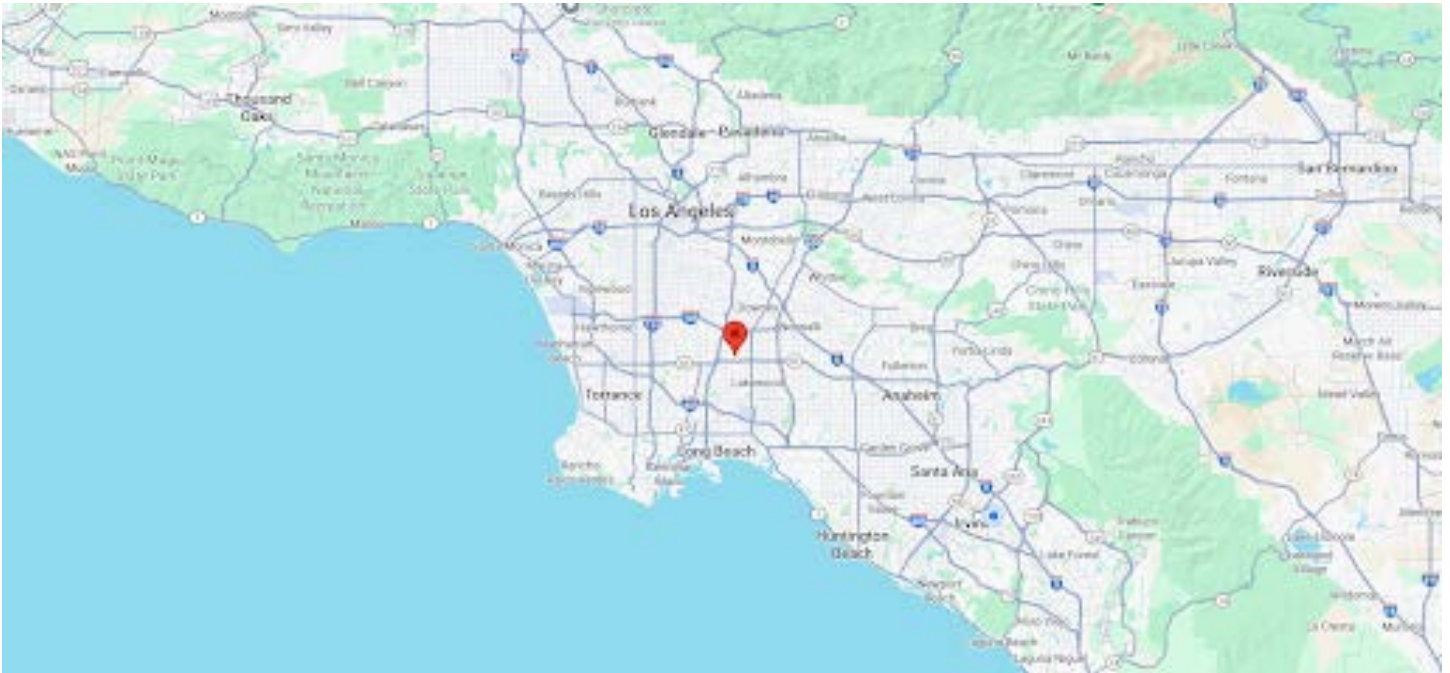
<b>Site Area (SF):</b>	31,946 Square Feet
<b>Site Area (Acres):</b>	0.75 Acres
<b>Individual Parcel Shape:</b>	Rectangular
<b>Topography:</b>	Level at street grade
<b>Improvements:</b>	2 Buildings Offering 31,260 Square Feet
<b>Zoning:</b>	M2, Industrial
<b>Utility:</b>	Good

- The properties at 16648 & 16456 Minnesota had been occupied by Jones Scaffold, a family owned and operated Scaffold Erection and Rental Company founded in 1964.
- Jones Scaffold has closed the business and sold all the assets on the property. All equipment will be removed from the property by January 31, 2026.
- There is a third property located at 16439 Illinois Ave which is adjoining to the two properties on Minnesota Ave that has been sold by the current owner and excluded from the transaction.

**THE ASKING PRICE FOR THE PROPERTIES ARE \$2,490,000**

## LOCATION

The properties are located at 16448 & 16456 Minnesota Ave. The following map highlights the Company's headquarters relative to the geographic region.



## FACILITY DETAILS

Nestled in the heart of Paramount off the 91 and 710 freeways, the two parcels are situated on 31,946 square feet of total lot space stands as a cornerstone of efficiency and functionality within the local business landscape. The expansive space caters to a diverse range of professional needs, blending modularized functionality with organization to enhance accessibility and inventory control. The open layout allows for easy movement of forklifts, trucks, and other equipment, which is essential for loading and unloading heavy goods.

Paramount, CA, is a thriving business hub with a diverse economy. Its strategic location in the Greater Los Angeles area provides access to a large customer base and a skilled workforce. The property's proximity to key freeways and transportation hubs enhances its appeal to a broad range of industries.



The information contained in this offering material is confidential and is furnished by Gateway Business Sales ("Gateway" or "GBS") to prospective parties to request specific information regarding properties at 16448 & 16456 Minnesota Ave, Paramount, CA. 90723 with the intent of determining an interest in purchasing the property. Pursuant to Gateway's exclusive agreement with Jones Scaffold Company (JSC), the Property Memorandum has been prepared from materials and information supplied by management. This PM contains selected information about the Property and does not purpose to be all inclusive. Further due diligence by Buyers will be required before making any definitive commitments.

While the information contained herein is believed to be materially accurate, Gateway has not conducted any audit or investigation with respect to such information. The recipient(s) acknowledges the sole responsibility to perform a due diligence review at its own cost prior to any acquisition of the said Property. Gateway disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from the information contained.

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