

15512  
**VERMONT AVE**  
PARAMOUNT·CA90723



**±4,500 SF INDUSTRIAL BUILDING ON  
±6,705 SF OF LAND FOR SALE**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

 **TEAMCLINE**



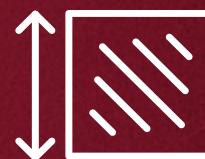
Positioned in the heart of Paramount's industrial corridor, this rare ±4,500 SF free-standing concrete warehouse offers a highly functional layout ideal for warehousing, light manufacturing, or distribution. Situated on a ±6,705 SF fenced and paved lot, the property features two ground-level loading doors, 13' minimum clear height, and 630 SF of well-appointed office space with HVAC. With immediate access to the 710, 105, and 91 Freeways, the site offers excellent regional connectivity. Zoned PAM1 and delivered with immediate possession, this versatile facility presents a compelling opportunity for owner-users seeking a strategic, move-in-ready location in the LA South submarket.



**Free Standing Building with Large Lot**



**Great for Warehousing/Light Manufacturing**



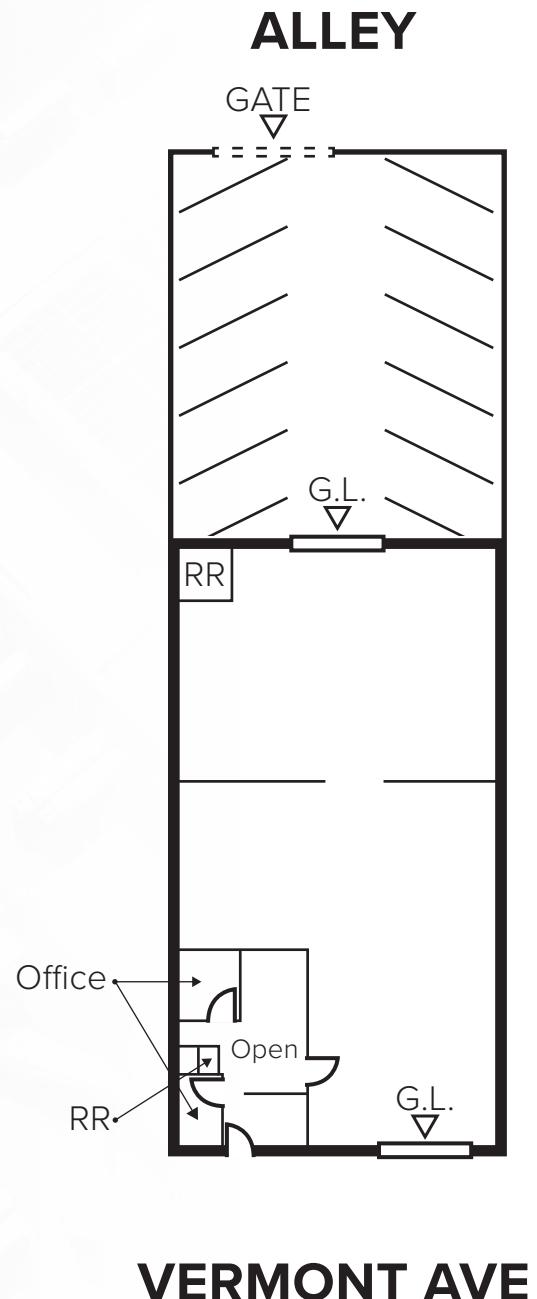
**Clear Span**



**Freeway Close to 710 / 105 / 91**

PROPERTY HIGHLIGHTS

# PROPERTY SITE PLAN



## PROPERTY INFORMATION

Available SF	±4,500
Land SF	±6,705
Clear Height	13'
Sprinklered	No
Prop Lot Size	±6,705
Yard	Fenced / Paved
Office SF	±630
Possession Date	COE
Const Status/Year Bld	Existing/1973
For Sale	Yes
Parking Spaces	10
Rail Service	No
GL Doors	2
DH Doors	0
Construction Type	Concrete
Specific Use	Warehouse/Distribution
Warehouse AC	No
Zoning	PAM1
Market/Submarket	LA South
APN	6270-014-027
Power	A: 125 V: 120/240 Ø: 1 W: 3

# PROPERTY PHOTOS



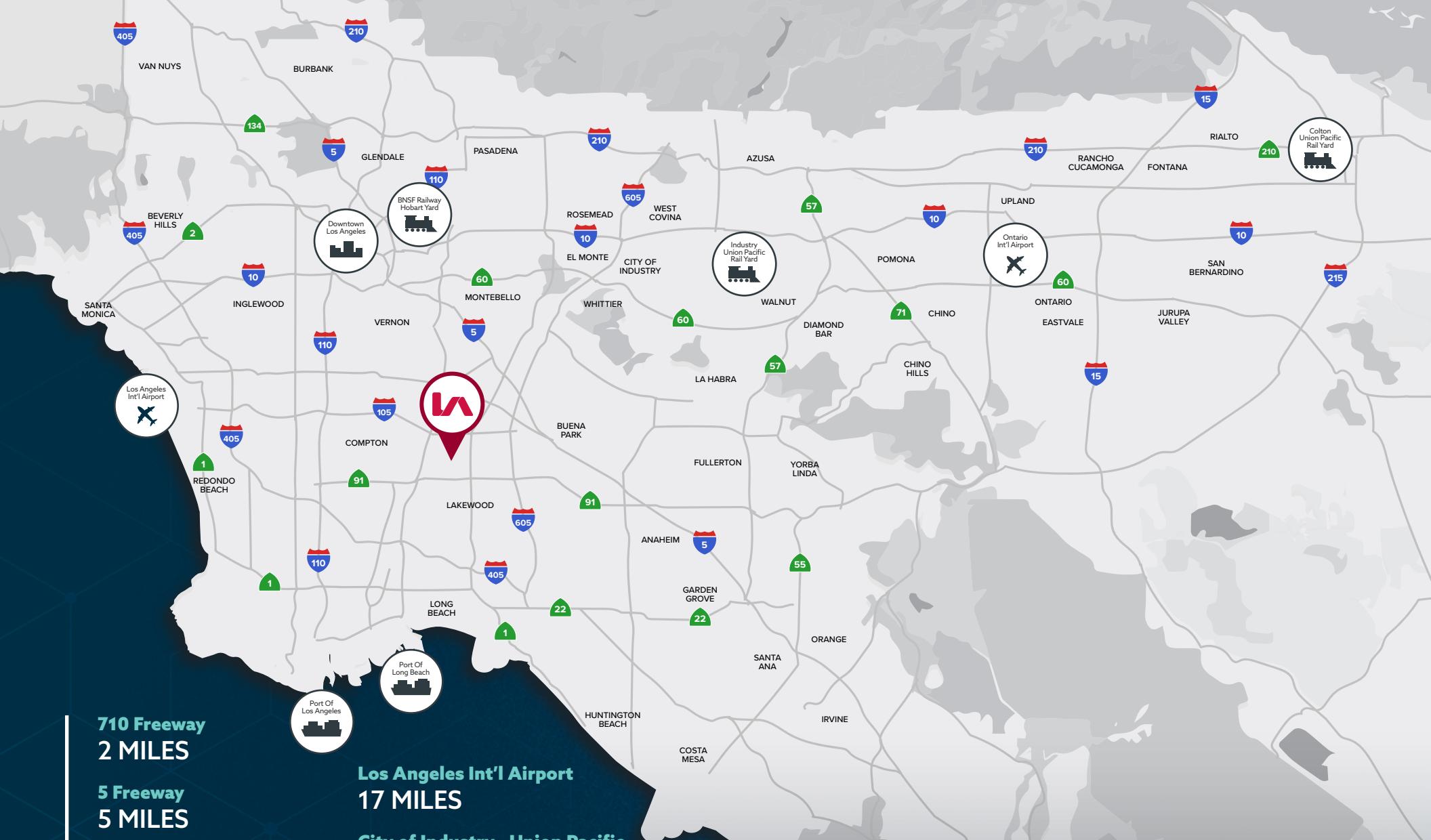
VERMONT AVE

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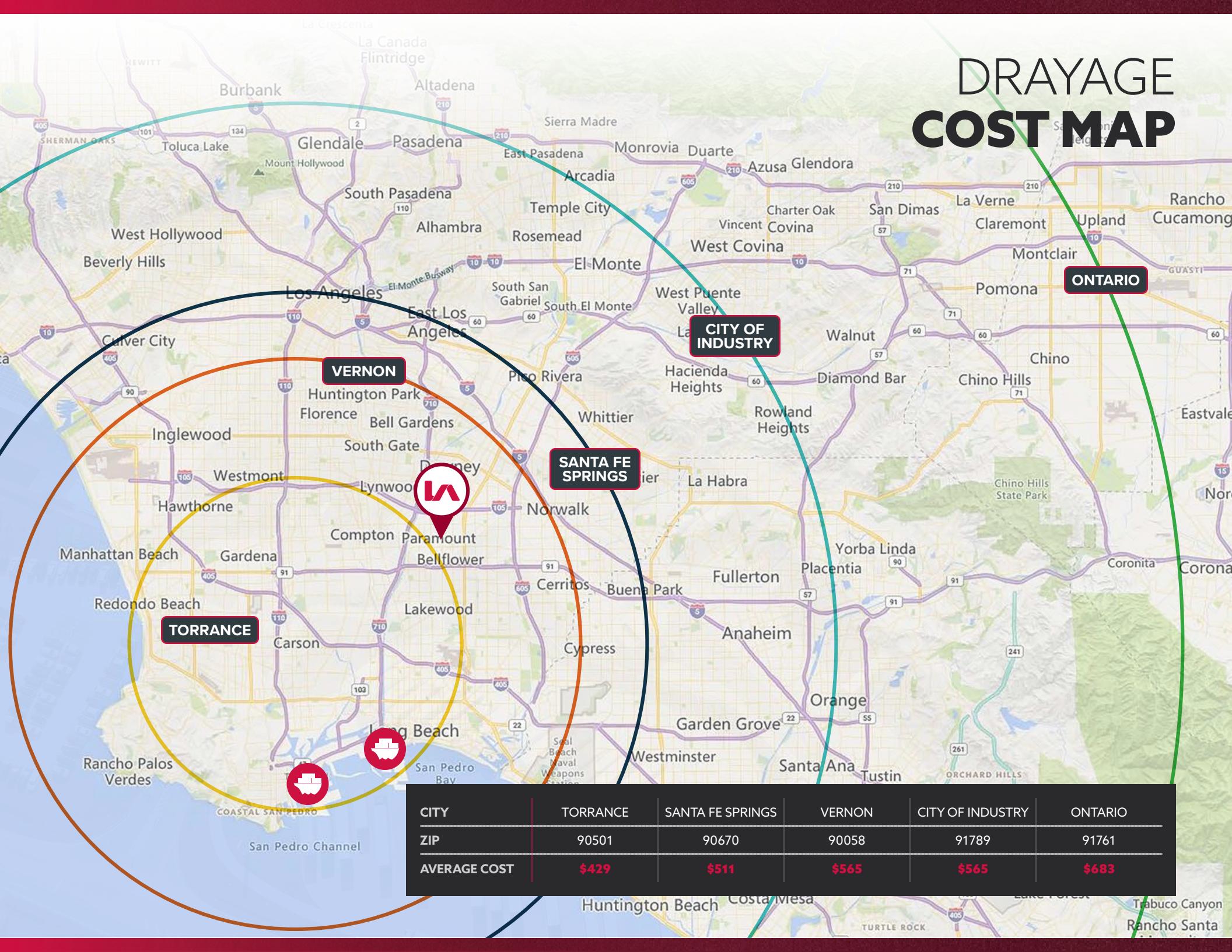
# PROPERTY PHOTOS





**DISTANCE FROM  
SUBJECT PROPERTY**

# DRAYAGE COST MAP





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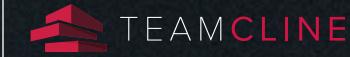
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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; 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.