

FOR SUBLEASE | ± 15,000 SF

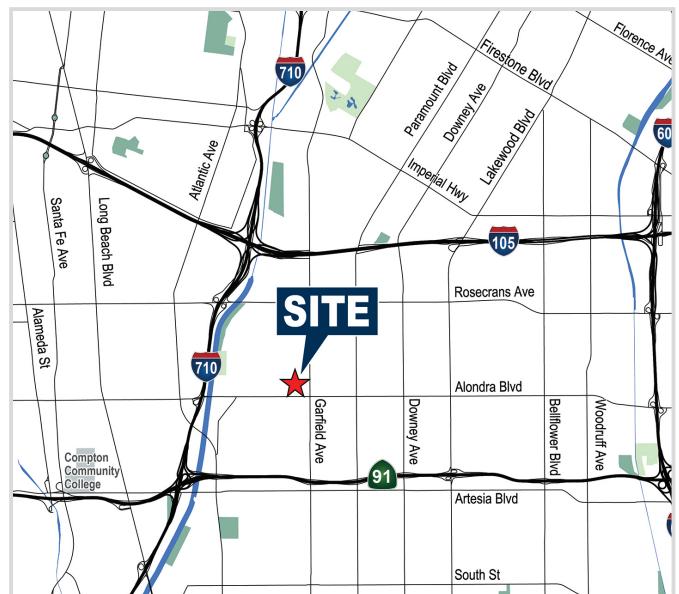
Industrial Building

7314 Madison St., Paramount



BUILDING FEATURES

- ± 15,000 SF Industrial Building
- ± 2,800 SF Office Space
- 13'-15' Warehouse Clearance
- One Oversized 14' x 12' Ground Level Door
- One Oversized 14' x 12' Truckwell Door via Truckwell and Loading Platform
- 1,600 Amps, 277/480 V 3 Phase Power (Verify)
- Excellent Access to **91** **710** **110** Freeways, LA and Long Beach Ports
- Sublease Through April 30, 2029 (Direct Lease Possible)



LOREN CARGILE

Vice President | Partner

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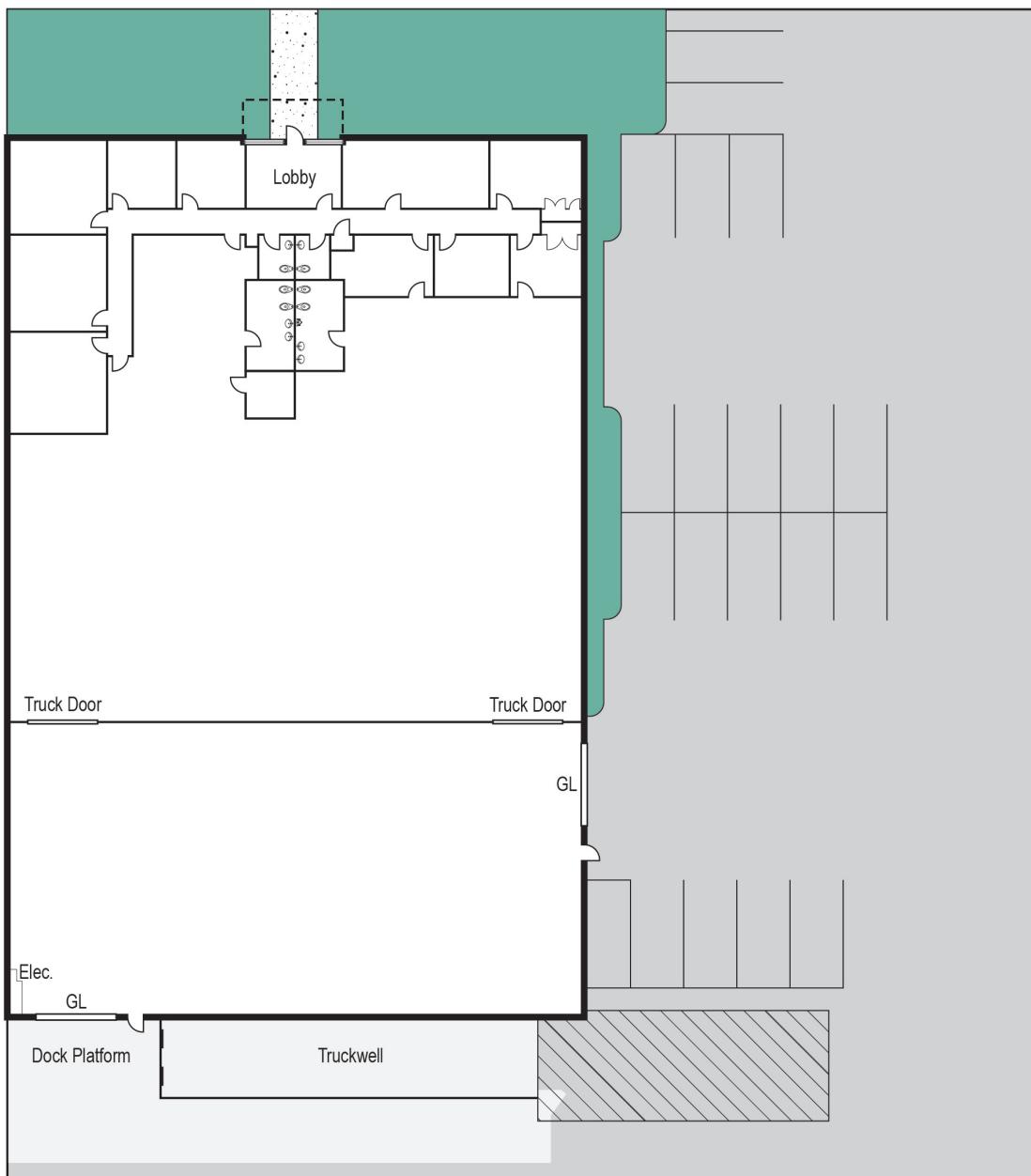
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Site Plan: ± 15,000 SF

MADISON ST



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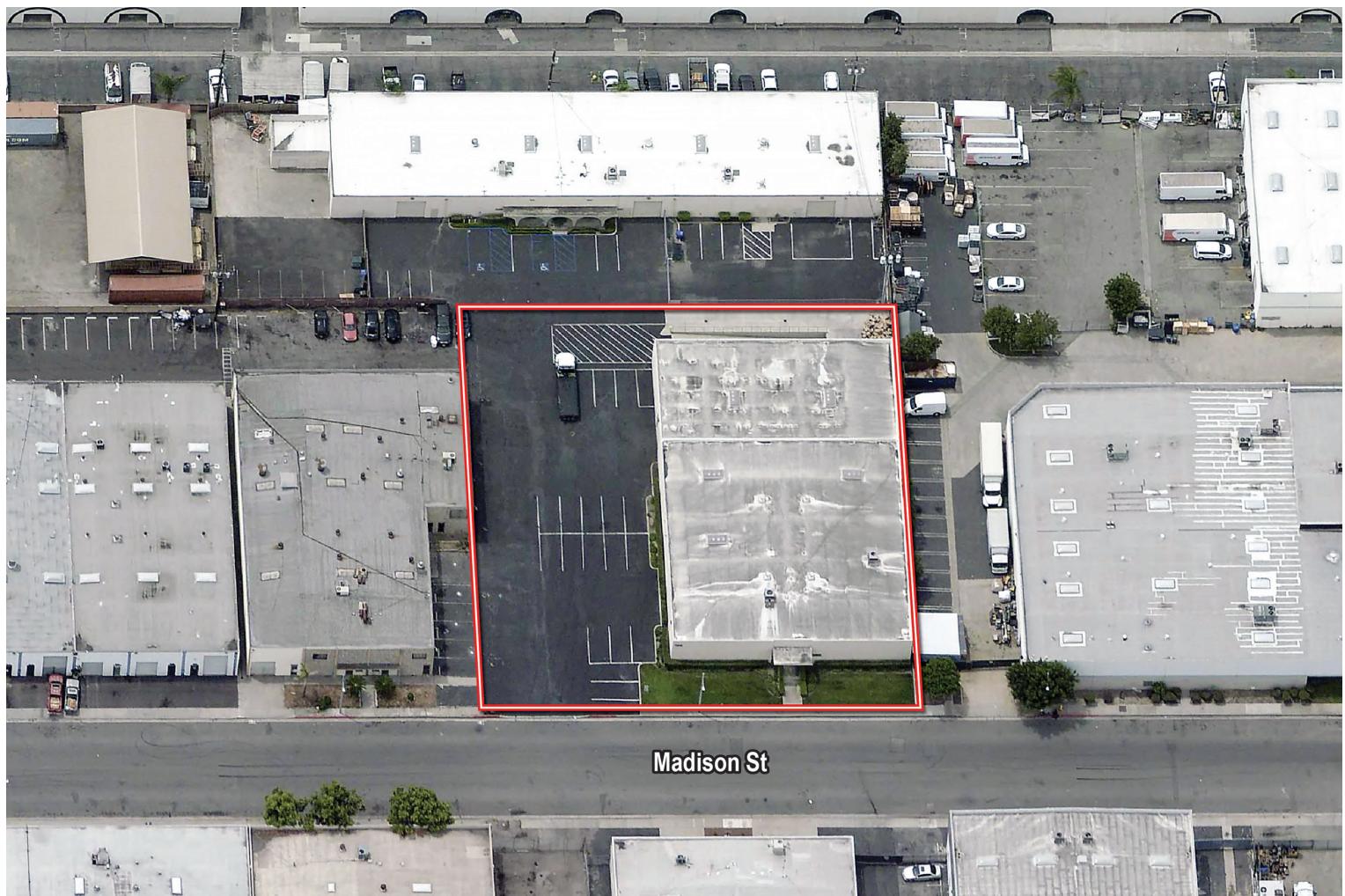
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Aerial



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