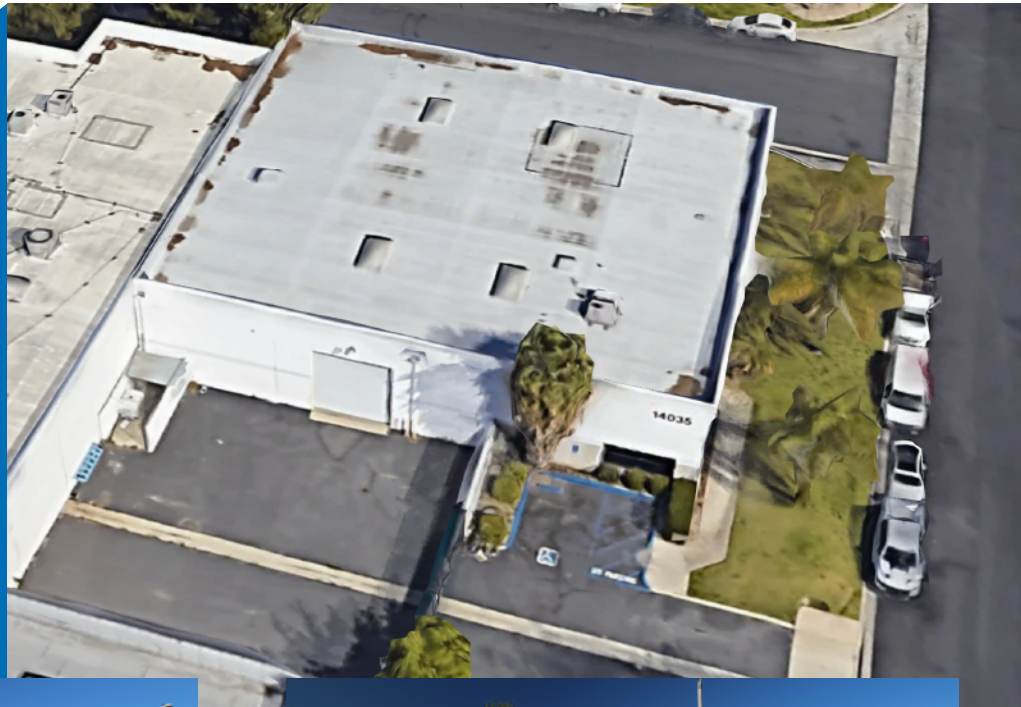


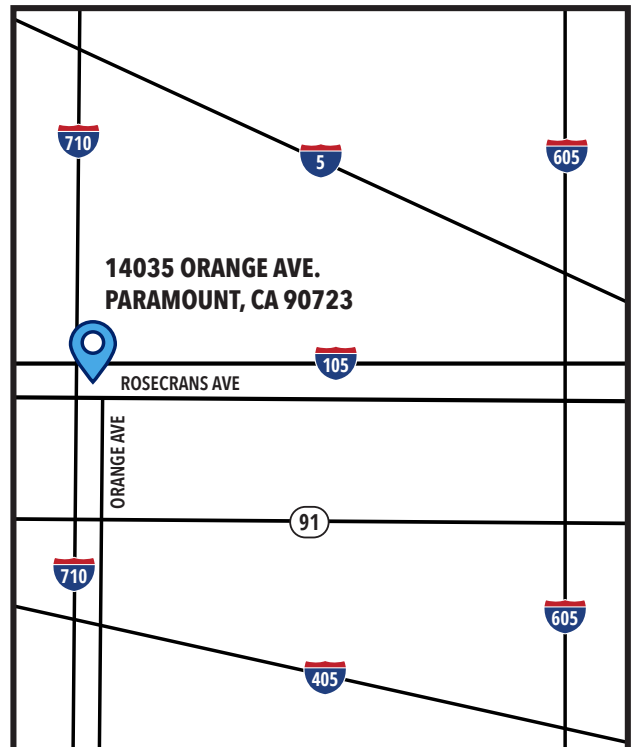
# 8,200 SF INDUSTRIAL WAREHOUSE

14035 ORANGE AVE.  
PARAMOUNT, CA 90723



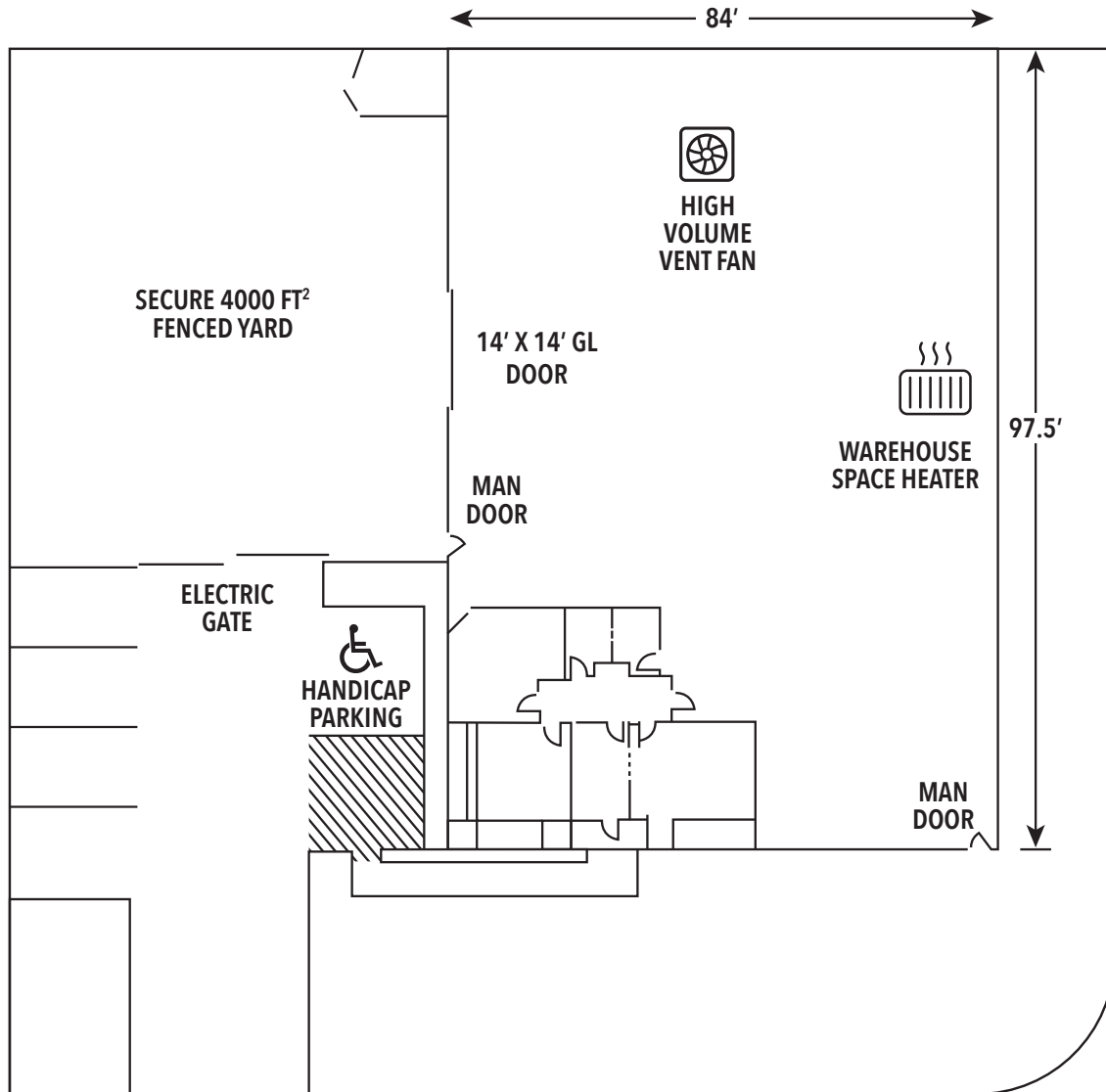
## PROPERTY HIGHLIGHTS

- > 8,200 SF INDUSTRIAL "JEWEL BOX"
- > 4,000 SF PRIVATE SECURE FENCED YARD
- > ELECTRIC GATE ACCESS TO YARD WITH REMOTE
- > FRESHLY PAINTED INSIDE AND OUTSIDE
- > 800 SF WELL APPOINTED REFURBISHED OFFICES
- > BEAUTIFUL LANDSCAPING
- > ADJACENT TO THE 710 & 105 FREEWAYS
- > MINUTES TO THE 5, 605, 405, 710 & 105 FREEWAYS
- > BUSINESS FRIENDLY CITY
- > NO UTILITY TAXES
- > NO GROSS RECEIPTS TAXES



# 8,200 SF INDUSTRIAL WAREHOUSE

## WITH LARGE YARD FOR SUBLEASE - THIS BUILDING HAS IT ALL



### WAREHOUSE HIGHLIGHTS

- > 18 FOOT INTERIOR WAREHOUSE CLEARANCE
- > 400 AMPS 277/480 VOLT POWER
- > WAREHOUSE SPACE HEATER
- > WAREHOUSE VENTILATION FAN
- > FOUR SKYLIGHTS
- > LED WAREHOUSE LIGHTING
- > 14 X 14 TRUCK DOOR
- > SECURE FORTRESS-LIKE FACILITY



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