



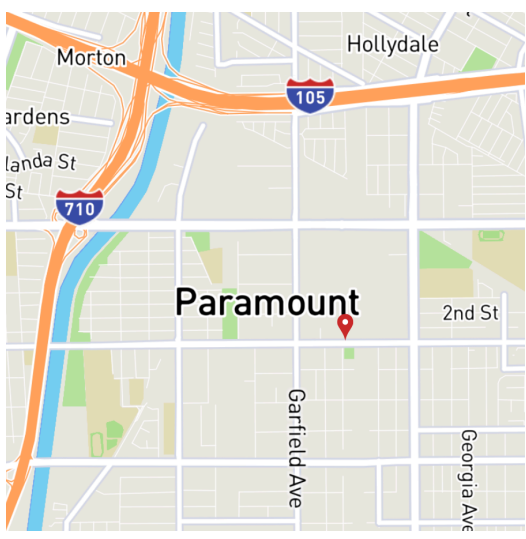
12,354 SF
CLASS A - INDUSTRIAL
FOR LEASE

7631-33 SOMERSET BLVD.
 PARAMOUNT, CA 90723

\$1.35 NET

- \$0.20 Net Charges
- 899 sf 1st Floor Office, 1,058 sf Mezzanine Office (Included in total)
- 5 Year Minimum
- 3.50% Base Increases

LISTING FEATURES



- 11 Reserved Car Parking
- 21' Clear
- Built in 1991 - Restored in 2024
- (2) Dock & (2) Grade Level Doors - (2) 60' Concrete Truckwell
- .45/3000 Sprinklers w/ Smoke Vents; 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity
- Natural Gas Stubbed; 2" Heavy Duty Water Service
- Zoned: M-2 Heavy Manufacturing
- Experienced Landlord w/ Additional Buildings for Expansion
- Excellent Freeway Access
- April 2025 Occupancy

LYONS & LYONS PROPERTIES
Chuckie Lyons - Broker Lic. 00625110
Colin O'Brien - Lic. 02145353
Arianne Lyons O'Brien - Lic. 01782526

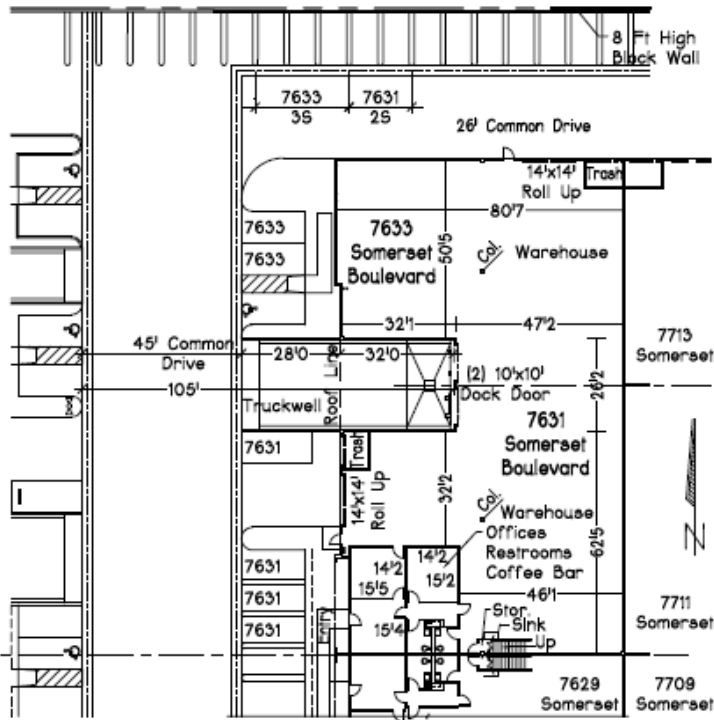
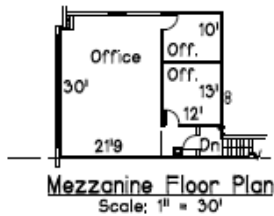


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 880 Apollo Street, Suite 227
 El Segundo, CA 90245

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7631 & 7633
Somerset Boulevard
City of Paramount
California 90723



SOMERSET BUSINESS CENTRE

- Combined 7631 & 7633 Somerset
- *Quality Concrete Tilt-up Distribution/ Manufacturing Facility w/ Many Extra Features Developed by Lyons & Lyons Properties.
- *Loading: (2) Overnight 60' Concrete Truckwell Docks each w/ a Large 105' Turnaround Radius; (2) 10'x10' Dock High, (2) 14'x14' Ground Level Doors.
- *Warehouse/Production: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); .45/3000 Fire Sprinklers; White Skrim Covered Ceilings; Sealed 5" Thick Reinforced Concrete Slab; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; 21' Clear Height; Pearl White Walls; Fluorescent Lights.
- *Utility Service:
7631 - 200 Amp, 277/480V, 3 Phase, 4 Wire
7633 - 200 Amp, 277/480V, 3 Phase, 4 Wire with add'l conduit capacity each unit; Natural Gas Stubbed; 2" Heavy Duty Water Service.
- *Ground Floor Offices w/ Spacious 9' Ceilings; Central HVAC; Kitchen Unit with Microwave Outlet; Monitoring Windows; Polished Concrete Floor & Vinyl Basecove, Remote Controlled Exterior Metal Office Security Curtains.
- *Mezzanine Office w/ Sprinklers; HVAC; 8' Ceilings; Monitoring Windows; Vinyl Flooring & Basecove.
- *Exclusive Parking Stalls (noted as 7631 & 7633); Heavy Duty Asphalt Paving;
- * (2) Secured Concrete Trash Enclosure Vaults.
- *Experienced Landlord with Additional Buildings For Expansion.
- *Property Zone M-2: Heavy Manufacturing.
- *Low City Business Fees.

Building Summary

Area	7631 Somerset	7633 Somerset	7631 & 7633 Somerset Combined
Footprint and Mezzanine	7,180 Sq. Ft.	5,174 Sq. Ft.	12,354 Sq. Ft.
Footprint	6,122 Sq. Ft.	5,174 Sq. Ft.	11,296 Sq. Ft.
Ground Floor Office (excl. entry & shop RR)	899 Sq. Ft.	0 Sq. Ft.	899 Sq. Ft.
Mezzanine Office (incl. landing)	1,058 Sq. Ft.	0 Sq. Ft.	1,058 Sq. Ft.

Parking Summary

Parking Space	7631 Somerset	7633 Somerset	7631 & 7633 Somerset Combined
Standard	6 Spaces	5 Spaces	11 Spaces
Compact	0 Spaces	0 Spaces	0 Spaces
Handicap	0 Spaces	0 Space	0 Space
Total	6 Spaces	5 Spaces	11 Spaces

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Dave@DORoberts.com

10-30-2024 19040

Industrial Park Highlights

- Serene/colorful lush landscaping with seasonal changes, and drought tolerant plants (hybrid tropical/desert plants)
- White roofs – better for keeping warehouse cool
- Curb mounted smoke hatch vented skylights
- Electric and manual roll down gates for exterior of glass storefronts
- Security cameras & AI monitoring system
- EV Charging Station
- New HVAC units

Upcoming Planned Initiatives

- 1Q '25 - Two Front Entrance Security Gates

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