

Available SF 28,058 SF

Industrial For Lease & For Sale

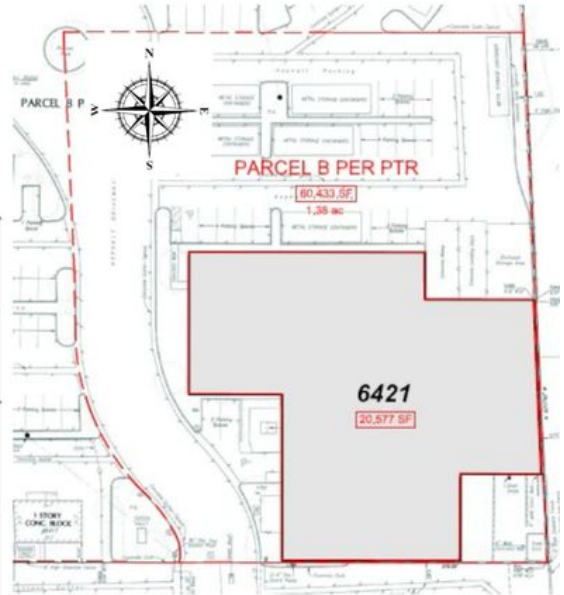
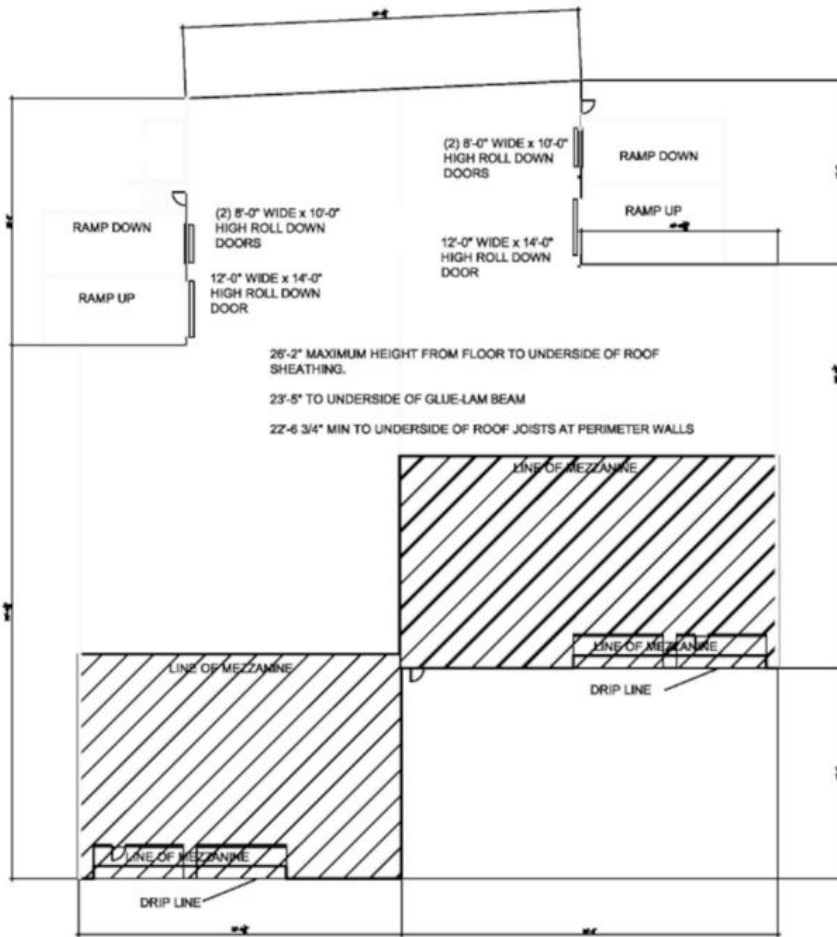
Building Size 28,058 SF



Property Name: Paramount Business Center
Address: 6323-6421 E Alondra Blvd, Paramount, CA 90723
Cross Streets: Alondra Blvd/Atlantic Pl

Free Standing Concrete Tilt-Up, Private Fenced Yard
 Two Combined Spaces Can Be Kept Together or Divided
 Divisible from 13,198 SF
 22'.6" Clear Height
 2 Story Office

Lease Rate/Mo:	\$28,058	Sprinklered:	Yes	Office SF / #:	
Lease Rate/SF:	\$1.00	Clear Height:	22'	Restrooms:	8
Lease Type:	NNN / Op. Ex: \$0.34	GL Doors/Dim:	2 / 12'x114'	Office HVAC:	Heat & AC
Available SF:	28,058 SF	DH Doors/Dim:	2 / 8'x10'	Finished Ofc Mezz:	7,577 SF
Minimum SF:	28,058 SF	A: 800 V: 240/240 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	1.39 Ac / 60,443 SF	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1985	Include In Available:	No
Sale Price:	\$7,295,000.00	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	\$260.00	Parking Spaces: 75 / Ratio: 2.7:1		Vacant:	Yes
Taxes:	\$62,500 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Office	Market/Submarket:	Long Beach/Harbor Cities
Zoning:	M2			APN#:	6239-002-008,6239-002-010
Listing Company:	NAI Capital				
Agents:	John S. Archibald 626-204-1527				
Listing #:	44872467	Listing Date:	05/13/2026	FTCF:	CB000N000S000/A0AA
Notes:	All information to be verified. All terms agreeable to owner. Multiple power panels. Two standalone buildings (Separate or combined)				



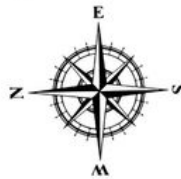
6323 ALONDRA

WAREHOUSE	7,636 SF
GROUND FLOOR OFFICES	3,612 SF
MEZZANINE	3,612 SF
TOTAL	14,860 SF

6421 ALONDRA

WAREHOUSE	5,228 SF
GROUND FLOOR OFFICES	3,985 SF
MEZZANINE	3,985 SF
TOTAL	13,198 SF

TOTAL BUILDING	28,058 SF
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6323 & 6421 E. Alondra Blvd.
Paramount, CA 90723