

**Available SF** 1,200 SF

**Industrial For Lease**
**Building Size** 12,540 SF


**Property Name:** Rosecrans Ave Industrial Park  
**Address:** 7021 Rosecrans Ave, Paramount, CA 90723  
**Cross Streets:** Rosecrans Ave/Orange Ave

Modern Tilt-up with Major Blvd Exposure  
 Immediate Access to 710, 91 and 105 Fwys  
 Rent Includes Trash, Taxes, CAM, HVAC

|                         |   |                                 |                       |                              |                           |
|-------------------------|---|---------------------------------|-----------------------|------------------------------|---------------------------|
| <b>Lease Rate/Mo:</b>   | \$1,575   | <b>Sprinklered:</b>             | Yes                   | <b>Office SF / #:</b>        | 644 SF / 3                |
| <b>Lease Rate/SF:</b>   | \$1.31  | <b>Clear Height:</b>            | 14'                   | <b>Restrooms:</b>            | 1                         |
| <b>Lease Type:</b>      | Gross   | <b>GL Doors/Dim:</b>            | 1 / 10'x12'           | <b>Office HVAC:</b>          | Heat & AC                 |
| <b>Available SF:</b>    | 1,200 SF  | <b>DH Doors/Dim:</b>            | 0                     | <b>Finished Ofc Mezz:</b>    | 0 SF                      |
| <b>Minimum SF:</b>      | 1,200 SF  | <b>A: 80 V: 110 O: 1 W: TBD</b> |                       | <b>Include In Available:</b> | No                        |
| <b>Prop Lot Size:</b>   | POL   | <b>Construction Type:</b>       | Tiltwall              | <b>Unfinished Mezz:</b>      | 0 SF                      |
| <b>Term:</b>            | 2 Years   | <b>Const Status/Year Blt:</b>   | Existing / 1980       | <b>Include In Available:</b> | No                        |
| <b>Sale Price:</b>      | NFS   | <b>Whse HVAC:</b>               | No                    | <b>Possession:</b>           | Now                       |
| <b>Sale Price/SF:</b>   | NFS   | <b>Parking Spaces: 3</b>        | <b>/ Ratio: 2.5:1</b> | <b>Vacant:</b>               | Yes                       |
| <b>Taxes:</b>           | \$20,509 / 2019   | <b>Rail Service:</b>            | No                    | <b>To Show:</b>              | Call broker               |
| <b>Yard:</b>            | No  | <b>Specific Use:</b>            | Warehouse/Office      | <b>Market/Submarket:</b>     | Long Beach/Harbor Cities  |
| <b>Zoning:</b>          | M2  |                                 |                       | <b>APN#:</b>                 | 6236-033-036,6236-033-037 |
| <b>Listing Company:</b> | Hunt Properties   |                                 |                       |                              |                           |
| <b>Agents:</b>          | <a href="mailto:gfranzen@huntindustrialproperties.com">George Franzen 562-754-6650</a> , <a href="mailto:cliff.franzen@huntindustrialproperties.com">Cliff Franzen 949-697-4911</a> |                                 |                       |                              |                           |
| <b>Listing #:</b>       | 24137325  | <b>Listing Date:</b>            | 01/22/2020            | <b>FTCF:</b>                 | CB250Y150S000/A0AA        |
| <b>Notes:</b>           | Tenant to verify all above items and building specifications including permitted uses. See Layout and Flyer.  |                                 |                       |                              |                           |

