

Industrial For Lease



Available SF: 9,333

Total Building SF: 24,373



Address: 7621 Somerset Blvd, Paramount, CA 90723
Cross Streets: Somerset Blvd/Garfield Ave
Park Name: Fu-Lyons Paramount Industrial Center

Fu Lyons Paramount Industrial Center
Dock & Ground Loading W/Excellent Freeway Access
21' Hi Storage / .45 Sprinklers / Heavy 200 Amp Power
Offices W/Kitchen & Oak Accents
Secured Trash Vault; Natural Gas Stubbed
\$.19 Net to Gross Incl Tax, Ins, CAM, HVAC, & FSM

Lease Rate/SF: \$.41
Lease Type: Net
Available SF: 9,333
Const Status/Yr Blt: Existing/1991
Region: LA South
Zoning: M2

Ground Level Drs: 1 / 14X14
Sprinklered: Yes
Finished Ofc Mezz: 736 sf
Include In Avail: Yes
Rail Service: No

Listing Company: Lyons & Lyons Properties - Paramount (562) 531-4000
Agents: Chuckie Lyons (562) 531-4000x 88

Lease Rate/Mo: \$3,827
Terms: 5 Yr. Min W/Annual Adj.
Roof Type: Laminated/GLU Wood Beam
Construction Type: Tilt-up
Specific Use: Light Industrial
Lot Size: POL

Dock High: 1 / 10X10
Yard: No
Unfinished Mezz: 280 sf
Include In Avail: Yes
Heat/Cool: None

Taxes: \$5,133, 2010-2011
Possession: Now
Minimum SF: 9,333
Parking: Spaces: 11
Thomas Guide: 734-G4
APN #: 6241-018-021

Office SF / #: 1,652 / 6
Office Air: Yes **Office Heat:** Yes
Clear Height: 21
A: 200 **V:** 277-480 **Ø:** 3 **W:** 4
Restrooms: 2

To Show: Call Agent

Property/Listing/Ste #: 867598/545611/1084321 **Listing Date:** 02/23/2011 **FTCF:** AP600Y250S000/AOAA

Notes: Class 4 & 5 commodity rating, 3% skylights, 2% smoke vents, heavy duty water/sewer. Broker/owner's offices nearby. Sp. Feat: Part of Industrial Park. Sprinklers: .45/3000.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

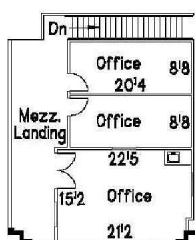


7621 Somerset Boulevard
 City of Paramount
 California 90723

Total
 w/ Mezzanine Office & Storage
 9,333 Sq. Ft.

Footprint
 8,317 Sq. Ft.

Ground Floor Office
 916 Sq. Ft.

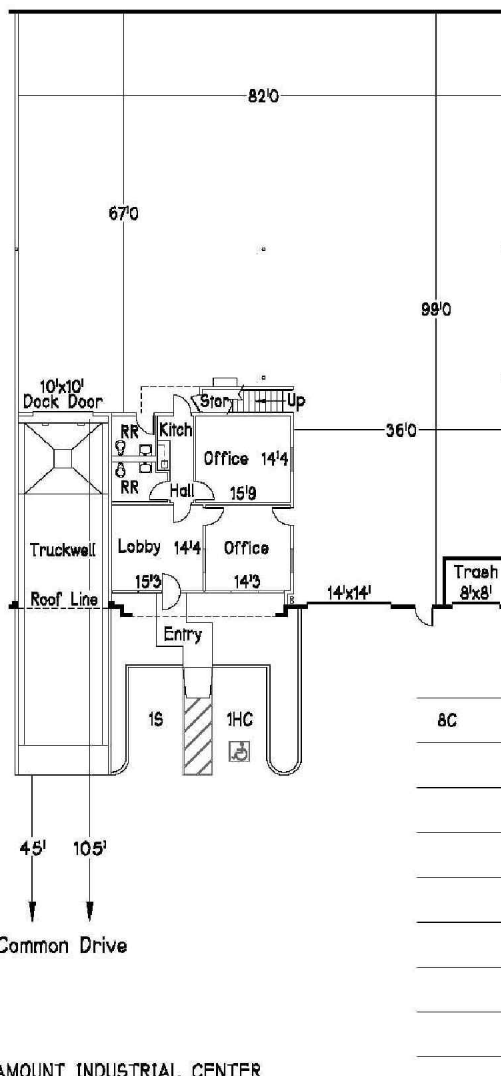


Mezzanine Office
 736 Sq. Ft.

Mezzanine Landing
 280 Sq. Ft.

Parking Summary

- *2 Standard Parking
- 8 Compact Parking
- 1 Handicap Parking
- *1 Standard parking space located at entry of site



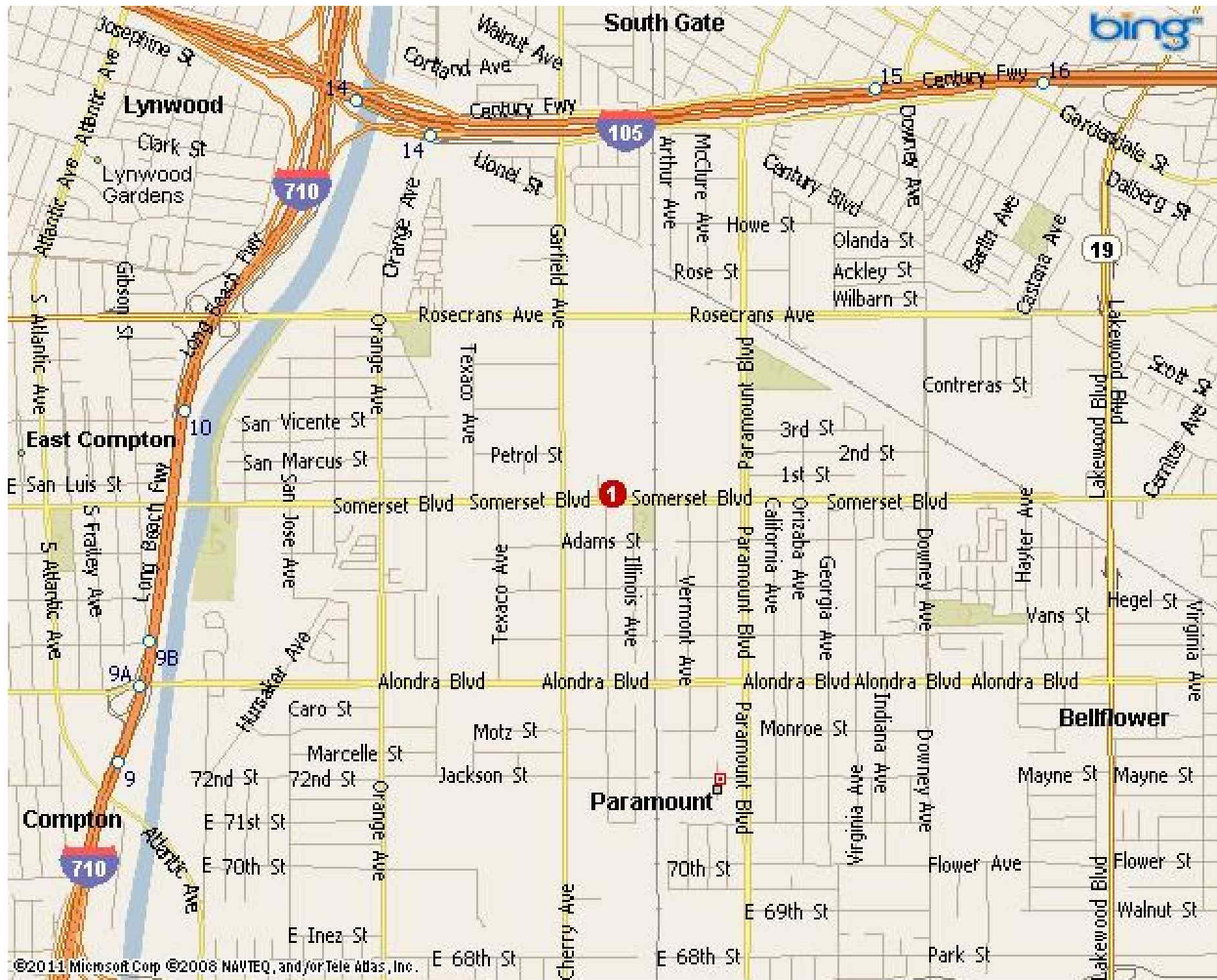
FU-LYONS PARAMOUNT INDUSTRIAL CENTER

- *Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features Developed by Fu-Lyons Associates.
- *Loading: Overnight 60' Concrete Truckwell Dock w/ Large 105' Turnaround Radius (1) 10'x10' Dock High and (1) 14'x14' Ground Level Door.
- *Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); .45/3000 Fire Sprinklers; Foiled 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 Services: 200 Amp 277/480 Volt 3 Phase, and 400 Amp 480 Volt 3 Phase; Natural Gas Stubbed; 2" Heavy Duty Water Service.
- *916 SF Downstairs Office and 736 SF Finished Mezzanine Office: Spacious 9' Ceilings at Downstair Office; Central HVA/C; Kitchen Unit; Monitoring Windows; Oak Accents.
- *280 SF Mezzanine Landing can be built out as Expanded Office Subject to City Staff Approval.
- *10 Exclusive Parking Stalls plus (1) not shown per Parking Summary; Heavy Duty Asphalt Paving.
- *Secured Concrete Trash Enclosure Vault
- *Experienced Landlord with Additional Buildings For Expansion
- *Low City Business Fees.

Scale: 1" = 30'

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 Laguna Beach, CA 92651
 (949) 497-1229
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Property Map



Map Legend

- 1) 7621 Somerset Blvd, Paramount, CA 90723
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