



**AVAILABLE**

Klein Commercial  
Real Estate, Inc.  
1204 W. Gardena Blvd, #A  
Gardena, CA 90247  
Tel. 310-493-0053  
www.kleincom.com



# FOR LEASE

57,700 SF Industrial Building

7301 Quimby Street, Paramount, CA



## **Ideal Manufacturing/ Warehouse Facility**

### **Last Mile Location**

**3000 AMP/277/480V Power; 6,000 SF 2-Story Offices**

**2 Exterior Dock Positions; 8 Ground Level; Fire Sprinkler**

**Large Fenced Parking/Yard Area**

**Near 710/105 Freeway Interchange**

**17' to 18' Minimum Ceiling Height; Foiled; Skylights**

**Asking \$,80 NNN PSF/Mo. - Annual Prop. Taxes: \$67,000.**

### **For More Information, Please Contact:**

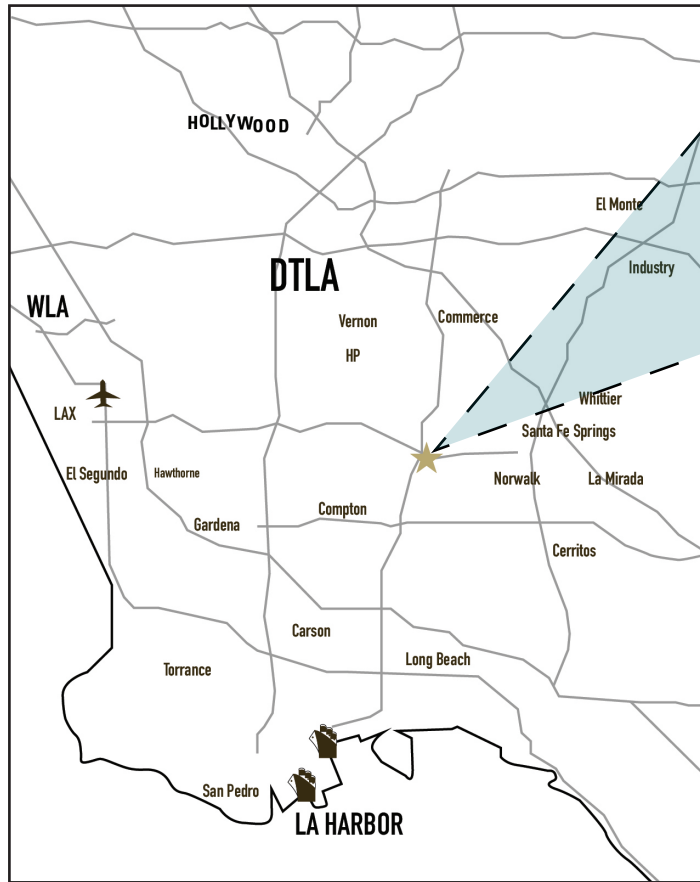
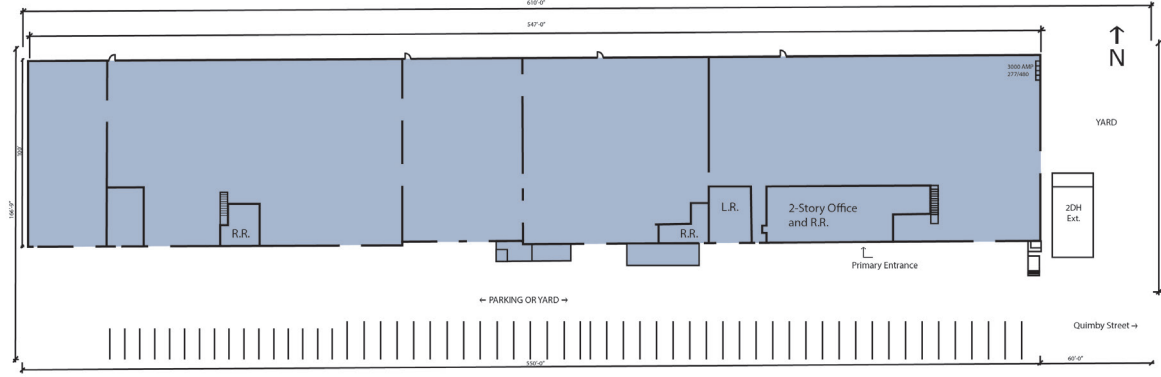
**Jim Klein, SIOR; 310-451-8121; jimklein@kleincom.com**

**Carol Jones 626-394-2378; carol@kleincom.com**

\*All information has been obtained from reliable sources, however Property Owner and Broker make no representations as to the information's accuracy. All tenants to independently investigate and verify all matters pertaining to the property including but not limited to zoning, physical details, environmental, improvements and any other conditions that affect the Tenant's use and occupancy of the property.



# 7301 Quimby Street, Paramount, CA

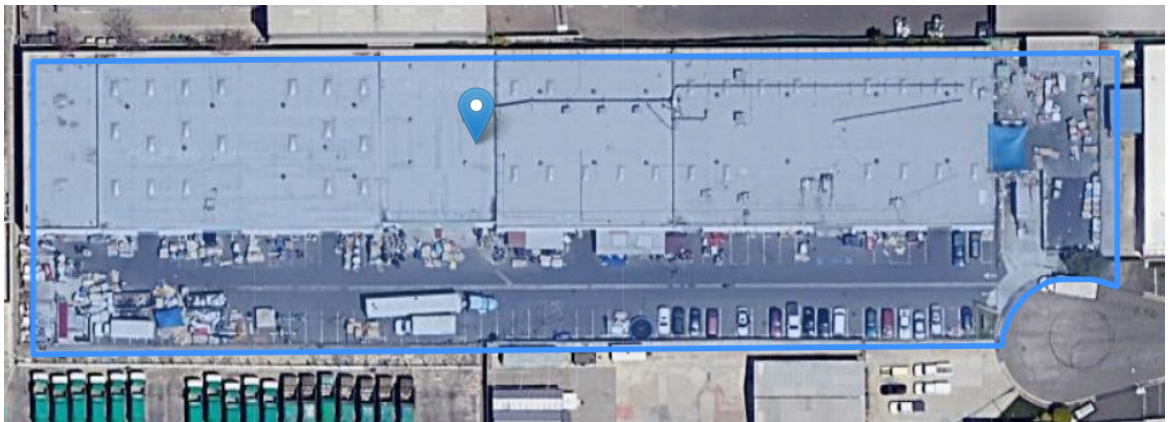


## Central Los Angeles Infill Location

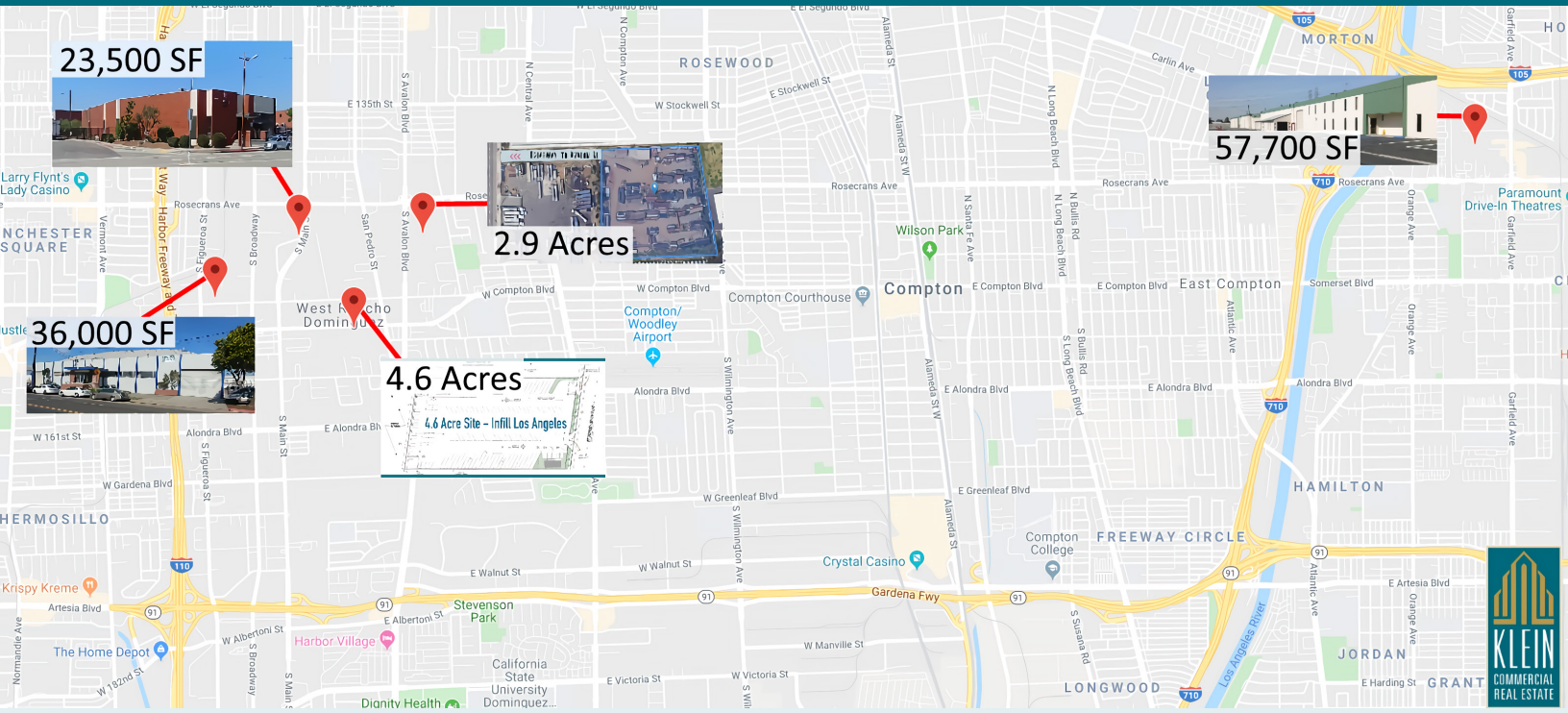
- Adjacent to 105/710 Freeways
- 13.5 Miles to Downtown Los Angeles
- 16 Miles to L.A. Ports
- 15.5 Miles to LAX

# AVAILABLE

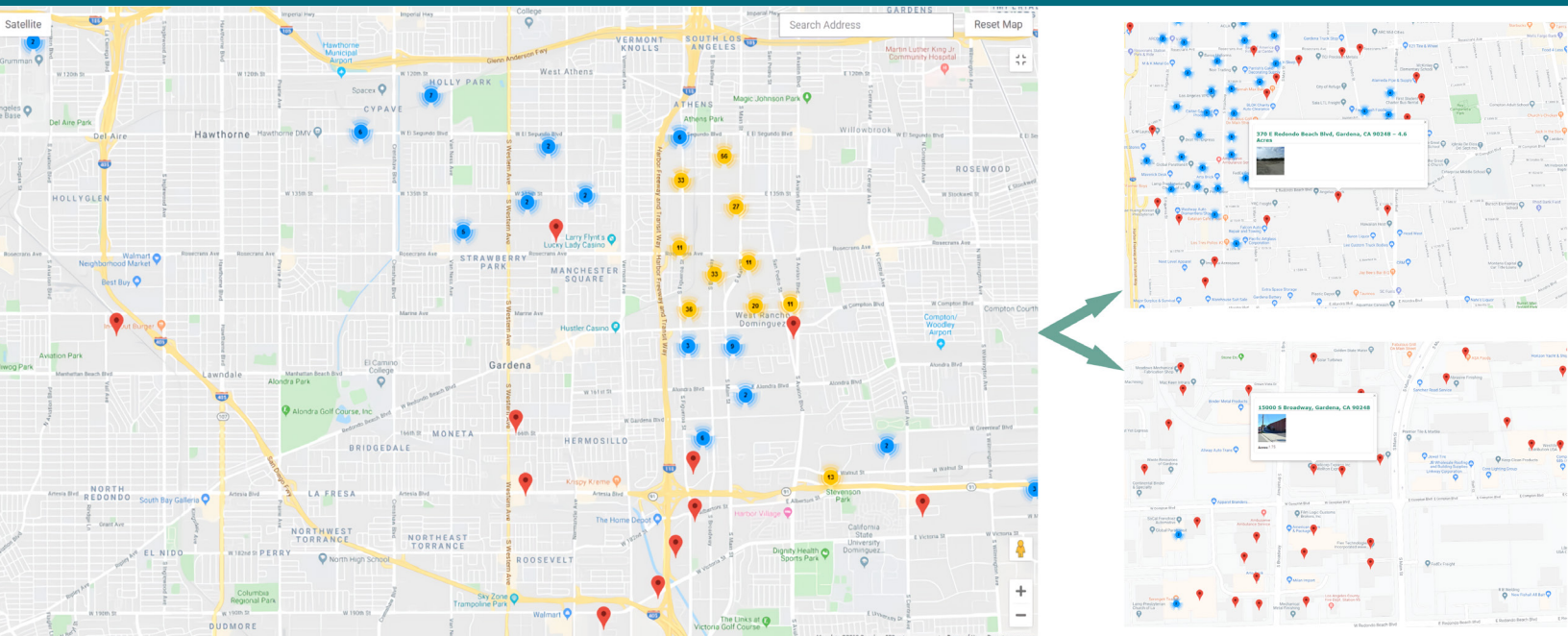
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# Klein Industrial Property Listings



## On-the-Ground Building Analytics



Please Call or Text: 310-451-8121

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Available SF 57,700 SF

Industrial For Lease

Building Size 57,700 SF



**Address:** 7301 Quimby St, Paramount, CA 90723

**Cross Streets:** Quimby St/Garfield Ave

Ideal Production/Warehouse Facility  
 3000 AMP Power; Distribution; Gas Meter  
 2 Exterior Dock Positions; 8 Ground Level; Fire Sprinkler  
 Large Fenced Parking/Yard Area  
 Near 710/105 Freeway Interchange  
 Manufacturing Plant Improvements - Available January 1, 2020

<b>Lease Rate/Mo:</b>	\$46,160	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	6,000 SF / 18
<b>Lease Rate/SF:</b>	\$0.80	<b>Clear Height:</b>	16'-18'	<b>Restrooms:</b>	6
<b>Lease Type:</b>	Net / Op. Ex: \$0.15	<b>GL Doors/Dim:</b>	8 / 12'x12';13'-17'	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	57,700 SF	<b>DH Doors/Dim:</b>	2	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	57,700 SF	<b>A: 3000 V: 277/480 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	2.29 Ac / 99,752 SF	<b>Construction Type:</b>	Tiltwall	<b>Unfinished Mezz:</b>	3,000 SF
<b>Term:</b>	5 Year With Increases	<b>Const Status/Year Blt:</b>	Existing / 1972	<b>Include In Available:</b>	Yes
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	Yes	<b>Possession:</b>	01/01/2020
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 100 / Ratio: 1.7:1</b>		<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced / Paved	<b>Specific Use:</b>		<b>Market/Submarket:</b>	LOS-South Industrial
<b>Zoning:</b>	M-2			<b>APN#:</b>	6236-031-056

**Listing Company:** Klein Commercial Real Estate

**Agents:** [Jim Klein 310-451-8121](mailto:jimklein@kleincom.com)

**Listing #:** 23690788

**Listing Date:** 09/11/2019

**FTCF:** CB250N000S000/OAA

**Notes:** Ceiling height varies. Majority of building is 17'-18' Min. Smaller, rear section is 14'. Sprinkler calc is .20/2000. 3 sets of shop bathrooms. 5-year commission only. Tenant to verify all information independently and not rely on broker or landlord