

Available SF 15,310 SF

Industrial For Lease
Building Size 44,160 SF


Property Name: Capital Business Park
Address: 15946 Downey Ave, Paramount, CA 90723
Cross Streets: Downey Ave/Alondra Blvd

15,310 SF Can Be Combined w/ 15946A for 20,470 SF
 Convenient Access to 91, 710, 605 & 105
 Truck Well & GL Loading, Fire Sprinklered, Low Cam
 Park Security Gates & Cameras, Managed Park
 Park Repairs Underway (exterior Paint & Slurry Q4)
 1% Co-Op Broker Bonus if Possession by 11/30/2025

Lease Rate/Mo: \$19,138
Lease Rate/SF: \$1.25
Lease Type: Modified Gross / Op. Ex: \$0.03
Available SF: 15,310 SF
Minimum SF: 15,310 SF
Prop Lot Size: POL
Term: 3-5 years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: M-1

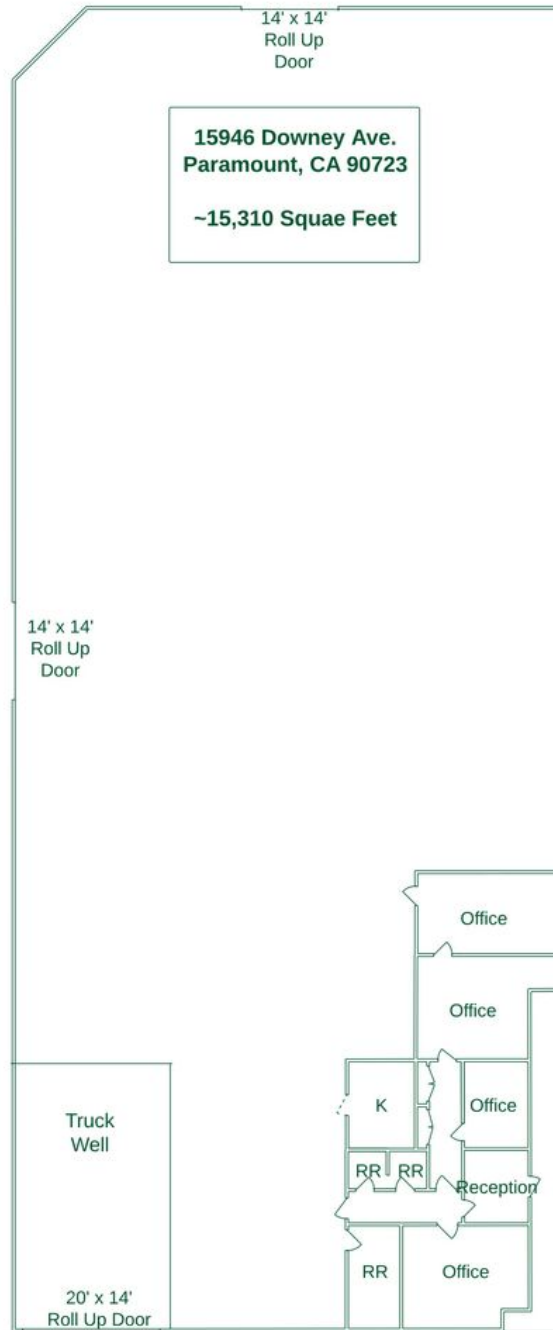
Listing #: 39144311

Sprinklered: Yes
Clear Height: 15'-17'
GL Doors/Dim: 2 / 15'x14' (to confirm)
DH Doors/Dim: 1 / 15'x15' (to confirm)
A: V: 120/208 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1976

Whse HVAC: No
Parking Spaces: 15 / **Ratio:** 1.0:1/
Rail Service: No
Specific Use: Warehouse/Office

Listing Date: 10/24/2023

Office SF / #: 1,600 SF / 5
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Long Beach/Harbor Cities
APN#: 7107-001-020



All measurements approximate. Drawing not to scale. Square Footage from sources considered reliable and should be confirmed.