

7,170 SF CLASS A - INDUSTRIAL FOR LEASE

7705 SOMERSET BLVD.
PARAMOUNT, CA 90723

\$1.15 NET

- \$0.20 Net Charges
- 895 sf 1st Floor Office,
1,048 sf Mez
Storage (Included in total)
- 5 Year Minimum
- 3.00% Base Increases

LISTING FEATURES



- 6 Reserved Car Spaces, includes 1 shared handicap, & 51 Visitor
- 21' Clear
- Built in 1991 - Planned Restoration 1Q '26
- (1) Dock & (1) Grade Level Doors - 60' Concrete Truckwell
- .45/3000 Sprinklers w/ Smoke Vents; 200 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity
- Natural Gas Stubbed; 2" Heavy Duty Water Service
- Zoned: M-2 Heavy Manufacturing
- Experienced Landlord w/ Additional Buildings for Expansion
- Excellent Freeway Access
- Master CUP Grants Immediate Occupancy & Expedites Business License Approval
- March 2026 Occupancy

LYONS & LYONS PROPERTIES
Chuckie Lyons - Broker Lic. 00625110
Colin O'Brien - Lic. 02145353

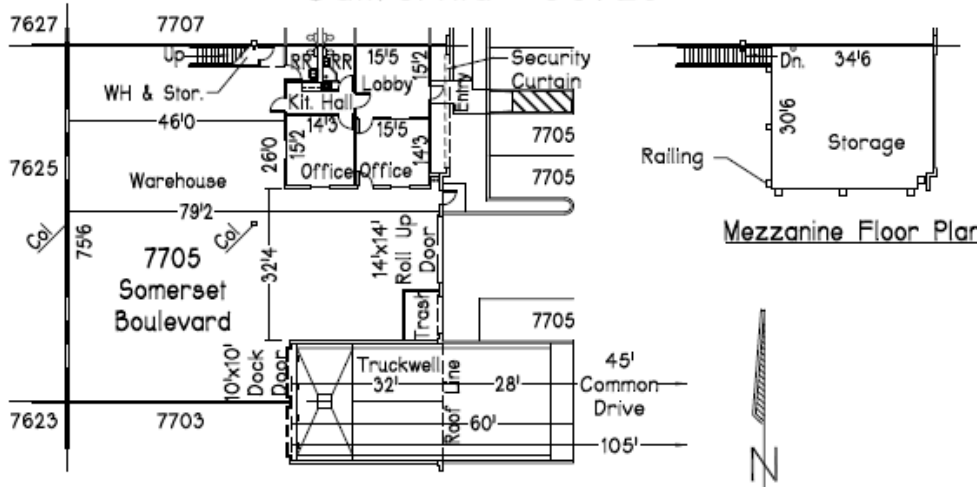


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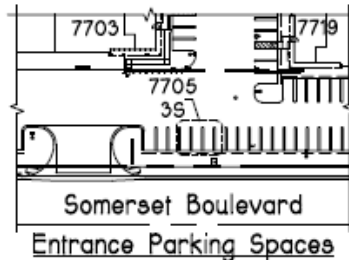
7705 Somerset Boulevard
City of Paramount
California 90723



Mezzanine Floor Plan

Parking Summary

- 6 Standard Parking
- 0 Compact Parking
- 1 Handicap Parking (Shared)



Entrance Parking Spaces

Scale: 1" = 100'

Total Sq. Ft.
w/ Mezzanine
7,170 Sq. Ft.

Footprint
6,122 Sq. Ft.

Ground Floor Office
(excl. Entry & Shop RR)
895 Sq. Ft.

Mezzanine Storage
1,048 Sq. Ft.

SOMERSET BUSINESS CENTRE

- *Quality Concrete Tilt-up Distribution/ Manufacturing Facility w/ Many Extra Features Developed by Lyons & Lyons Properties.
- *Loading: Overnight 60' Concrete Truckwell Dock & Roll-Up Dripline Door w/ Large 105' Turnaround Radius; (1) 10'x10' Dock High Door and (1) 12'x14' Ground Level Door.
- *Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); .45/3000 Fire Sprinklers; White Scrim Ceilings; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; 21' Clear Height; Pearl White Walls; LED Lights; Polished and Sealed 5" Thick Reinforced Concrete Slab.
- *Utility Services: 200 Amp 277/480 Volt 3 Phase; Natural Gas Stubbed; 2" Heavy Duty Water Service.
- *Ground Floor Office w/ Spacious 9' Ceilings; 2'x4' LED Light Fixtures; Central HVAC; Kitchen Unit with Microwave Outlet; Restroom Shower; Monitoring Windows; Polished and Sealed Concrete Floor & Vinyl Basecoat; Remote Controlled Exterior Metal Office Security Curtains.
- *Mezzanine Storage w/ 125 PSF Capacity with VCT Flooring and Vinyl Basecoat; Can be built-out as Additional Office Subject to City Staff Approval.
- *Exclusive Parking Stalls (Indicated by 7705); Heavy Duty Concrete Paving.
- *Secured Concrete Trash Enclosure Vault.
- *Experienced Landlord with Additional Buildings for Expansion.
- *Property Zone M-2: Heavy Manufacturing. *Low City Business Fees.

Scale: 1" = 30' 19040

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1-22-2026

Industrial Park Highlights

- Serene/colorful lush landscaping with seasonal changes, and drought tolerant plants (hybrid tropical/desert plants)
- White roofs – better for keeping warehouse cool
- Curb mounted smoke hatch vented skylights
- Electric and manual roll down gates for exterior of glass storefronts
- Security cameras & AI monitoring system
- EV Charging Station
- New HVAC units
- Front Entrance Security Gates

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