

Available SF 6,864 SF

Industrial For Lease
Building Size 39,680 SF


Property Name: Capital Business Park
Address: 15938 Downey Ave, Paramount, CA 90723
Cross Streets: Downey Ave/Alondra Blvd

Capital Business Park
 Excellent Location w/ Convenient Access to 91, 710, 605 & 105
 Professionally Managed Park w/ Low CAM of \$0.03 PSF
 Fire Sprinklered Building w/ Security Gates and Cameras
 Park Renovations Recently Completed
 5% Co-Op Broker Commission if Possession by 5/1/26

Lease Rate/Mo:	\$8,580	Sprinklered:	Yes	Office SF / #:	1,050 SF / 4
Lease Rate/SF:	\$1.25	Clear Height:	17'-18'	Restrooms:	3
Lease Type:	Modified Gross / Op. Ex: \$0.03	GL Doors/Dim:	1 / 14'x14'	Office HVAC:	Heat & AC
Available SF:	6,864 SF	DH Doors/Dim:	1 / 10'x10'	Finished Ofc Mezz:	0 SF
Minimum SF:	6,864 SF	A: 200 V: 120/208 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1976	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 9 / Ratio: 1.3:1		Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Long Beach/Harbor Cities
Zoning:	M-1			APN#:	7107-001-018,7107-001-019

Listing Company: Hunt Properties
Agents: [Cliff Franzen 949-697-4911](mailto:cliff@huntindustrialproperties.com), [Jared Koops 951-893-7972](mailto:jared@huntindustrialproperties.com)
Listing #: 44060317 **Listing Date:** 12/23/2025 **FTCF:** CB210N000S000/A0AA
Notes: CAM Fee: \$0.03 PSF/mo. Co-op Broker/Agent and Tenant responsible to verify all above items and building specifications including permitted uses and city requirements if any. All measurements are approximate.

