

Available SF 126,432 SF

Industrial For Sublease

Building Size 263,568 SF



Address: 14003 Orange Ave, Paramount, CA 90723

Cross Streets: Orange Ave/Rosecrans Ave

Sublease Through 07/31/2030
 Excellent Access to the 710 and 105 Freeways
 115' Truck Turning Radius
 Private Ingress/Egress
 Divisible to 20,000 SF

Lease Rate/Mo:	\$150,454	Sprinklered:	Yes	Office SF / #:	9,000 SF
Lease Rate/SF:	\$1.19	Clear Height:	36'	Restrooms:	4
Lease Type:	Gross	GL Doors/Dim:	2	Office HVAC:	Heat & AC
Available SF:	126,432 SF	DH Doors/Dim:	16	Finished Ofc Mezz:	3,000 SF
Minimum SF:	20,000 SF	A: 4000 V: 277/480 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	07/31/2030	Const Status/Year Blt:	Existing / 1979	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	60 Days
Sale Price/SF:	NFS	Parking Spaces:	253 / Ratio: 2.0:1/	Vacant:	Yes
Taxes:	\$242,525 / 2024	Rail Service:	No	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:	Warehouse/Office	Market/Submarket:	Long Beach/Harbor Cities
Zoning:	M-2			APN#:	6236034010

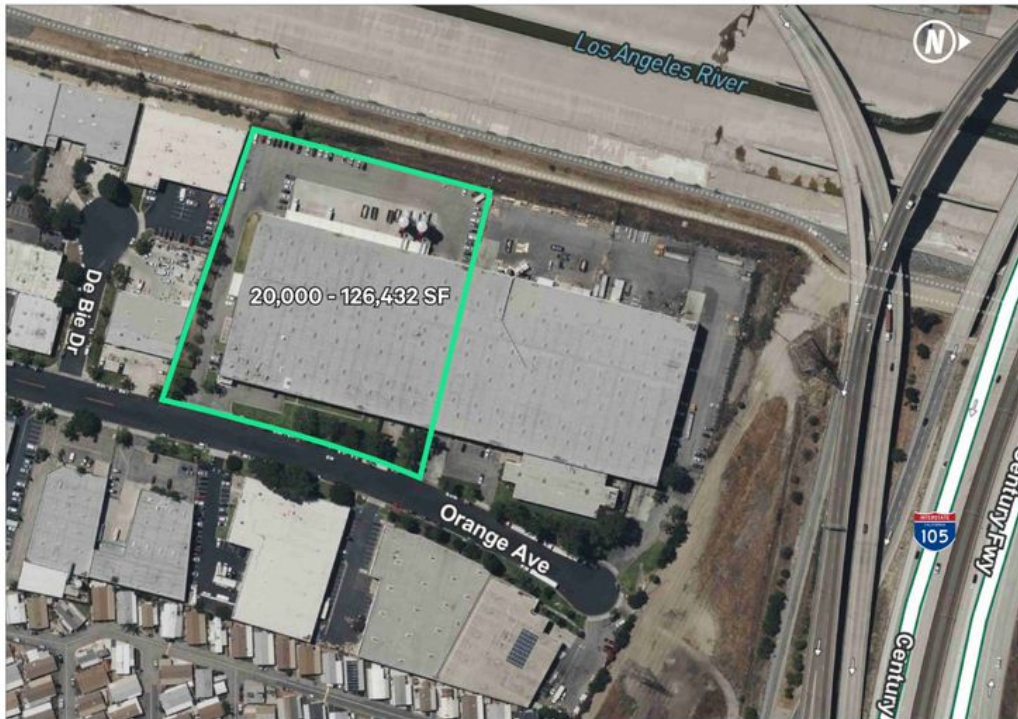
Listing Company: CBRE - El Segundo
Agents: [Greg Dyer 310-363-4953](#), [Chris Ehrlich 562-968-1160](#), [Ryan Wengert 310-363-4848](#)

Listing #: 42877269 **Listing Date:** 06/30/2025 **FTCF:** CB250N000S000

Notes: Heavy power - 4,000 amps. Sublessee to verify all building specifications. Property taxes are for the entire premises.

14003 Orange Avenue
Paramount, CA 90723

For Sublease



Contact Us

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