

Penta Pacific Properties

9500 Norwalk Blvd Santa Fe Springs, CA 90670 | 562-699-1922

Available SF 6,630 SF

Industrial For Lease

Building Size 47,389 SF



**Address:** 7549 Rosecrans Ave, Paramount, CA 90723

**Cross Streets:** Garfield Ave/Rosecrans Ave

Immediate Access to The 105, 710 and 91 Freeways  
 High Profile Industrial Park  
 Fully Secured Gated Yard  
 Can Combine to 20,059 SF  
 No CAM

<b>Lease Rate/Mo:</b>	\$8,951	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	966 SF / 2
<b>Lease Rate/SF:</b>	\$1.35	<b>Clear Height:</b>	20'	<b>Restrooms:</b>	3
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	
<b>Available SF:</b>	6,630 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	820 SF
<b>Minimum SF:</b>	6,630 SF	<b>A: 400 V: 120/208 O: 3 W: 4</b>		<b>Include In Available:</b>	Yes
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	
<b>Term:</b>	Negotiable	<b>Const Status/Year Blt:</b>	Existing / 1988	<b>Include In Available:</b>	
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>		<b>Possession:</b>	60 Days
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 10 / Ratio: 1.5:1</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>	Warehouse/Distribution	<b>Market/Submarket:</b>	Long Beach/Harbor Cities
<b>Zoning:</b>	M-2			<b>APN#:</b>	6242-020-049
<b>Listing Company:</b>	Penta Pacific Properties				
<b>Agents:</b>	<a href="#">Evan Hickok 562-699-1922</a> , <a href="#">Tim Hickok 562-908-6018</a>				
<b>Listing #:</b>	43959669	<b>Listing Date:</b>	12/04/2025	<b>FTCF:</b>	CB000N000S000
<b>Notes:</b>	Call broker for commission information.				



