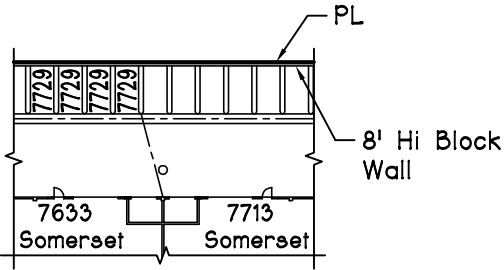


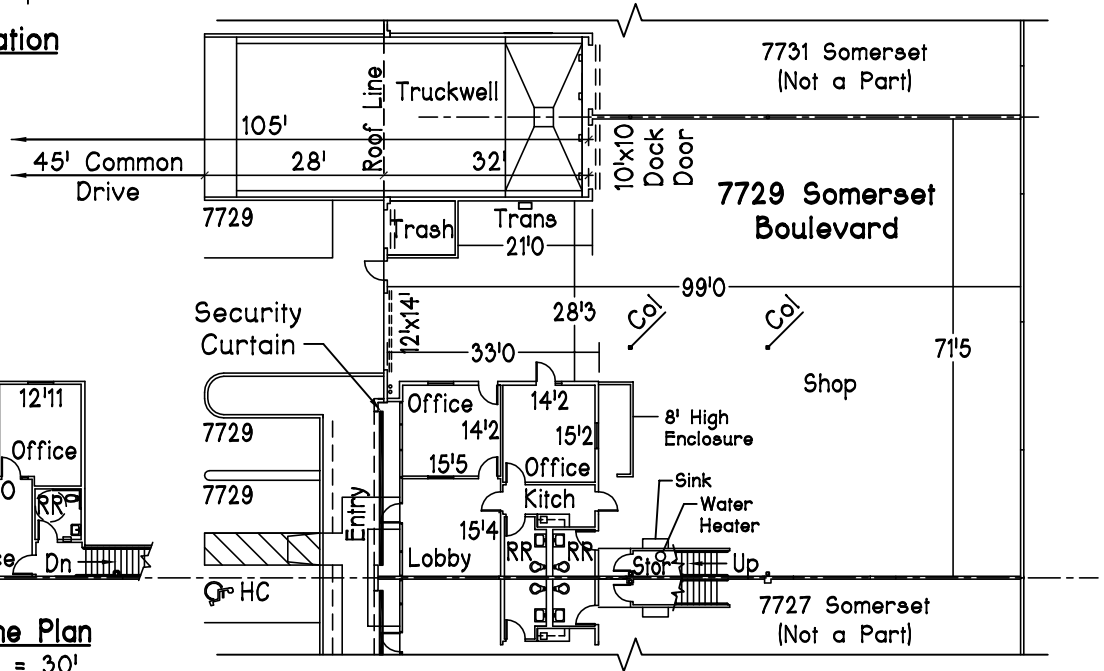
7729 Somerset Boulevard

City of Paramount
California 90723



Parking Space Location

Scale: 1" = 60'



Mezzanine Plan

Scale: 1" = 30'

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 w/ Large 105' Turnaround Radius; 10'x10' Dock High and 12'x14' Ground Level Doors;
- *Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); 0.45/3000 Fire Sprinklers; White Scrim Foil Ceilings; Polished and Sealed 5" Thick Reinforced Concrete Slab; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; 21' Clear Height; Antique White Walls; LED Lights; Polished and Sealed Concrete Floors.
- *Utility Services: 200 Amp 277/480 Volt, 3 Phase w/ Additional Conduit Capacity; Natural Gas Stubbed; 2" Heavy Duty Water Service.
- *Ground Floor Office: Spacious 9' Ceilings; 2'x4' LED Light Fixtures; Central HVAC; Kitchen Unit with Microwave Outlet; Monitoring Windows; Polished and Sealed Concrete Floor & Vinyl Basecove; Remote Controlled Exterior Metal Office Security Curtain.
- *Enclosed Mezzanine Office w/ Sprinklers; HVAC; 8' or Vaulted Ceiling; 2'x4' LED Fixtures; Finished Walls over Concrete; Monitoring Windows; w/ VCT Flooring and Vinyl Basecove.
- *7 Exclusive Parking Stalls (Indicated by 7729); 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.

Parking Summary

7 Standard
0 Compact
1 Handicap
(Shared)

Total Sq. Ft. w/ Mezzanine

8,295 Sq. Ft.

Footprint

7,242 Sq. Ft.

Ground Floor Office
(Excl. Entry & Shop RR)
894 Sq. Ft.

Mezzanine Office
(Incl Landing)
1,053 Sq. Ft.

19040

Scale: 1" = 30'

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12-17-2025