

Available SF 35,400 SF Industrial For Lease Building Size 58,695 SF



Address: 7110 Jackson St, Paramount, CA 90723
Cross Streets: Orange Ave/Jackson St

\$0.99 PSF, Gross (Not a Teaser Rate)
 Excellent Manufacturing & Distribution Facility
 6 Dock High Loading Positions
 7,919 SF Office / 1,600 Amps
 18' Min Clear Height: 22' Min in Middle of Warehouse
 Excellent Access to 91, 105, and 710 Freeways

Lease Rate/Mo: \$35,046
Lease Rate/SF: \$0.99
Lease Type: Gross
Available SF: 35,400 SF
Minimum SF: 35,400 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M-2

Sprinklered: Yes
Clear Height: 18'-22'
GL Doors/Dim: 0
DH Doors/Dim: 6
A: 1600 **V:** 120/208 **O:** 3 **W:** 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1974
Whse HVAC: No
Parking Spaces: / **Ratio:**
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 7,919 SF
Restrooms:
Office HVAC:
Finished Ofc Mezz: 4,130 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Long Beach/Harbor Cities
APN#: 7102-003-017

Listing Company: Colliers - El Segundo
Agents: [Christopher Sheehan, SIOR 310-321-1831](#), [Mike Foley 310-321-1813](#), [Senna De La Cruz 310-321-1862](#)
Listing #: 42468599 **Listing Date:** 06/03/2024
Notes: Please verify all information. \$0.99 PSF, Gross (Not a Teaser Rate).

FTCF: CB250N000S000/OAA