

Available SF 20,192 SF

Industrial For Lease
Building Size 31,680 SF


Property Name: Capital Business Park
Address: 15944 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: \$25,240
Lease Rate/SF: \$1.25
Lease Type: Modified Gross / Op. Ex: \$0.03
Available SF: 20,192 SF
Minimum SF: 20,192 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: M-1

Sprinklered: Yes
Clear Height: 16'-17'
GL Doors/Dim: 2 / 14'x14'
DH Doors/Dim: 1 / 20'x16'
A: 800 V: 120/208 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1976
Whse HVAC: No
Parking Spaces: 25 / **Ratio:** 1.2:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 2,300 SF / 10
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Long Beach/Harbor Cities
APN#: 7107-001-020

Listing Company: Hunt Properties

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Listing #: 44060202

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.