

Penta Pacific Properties

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

Available SF 13,429 SF

Industrial For Lease

Building Size 47,389 SF



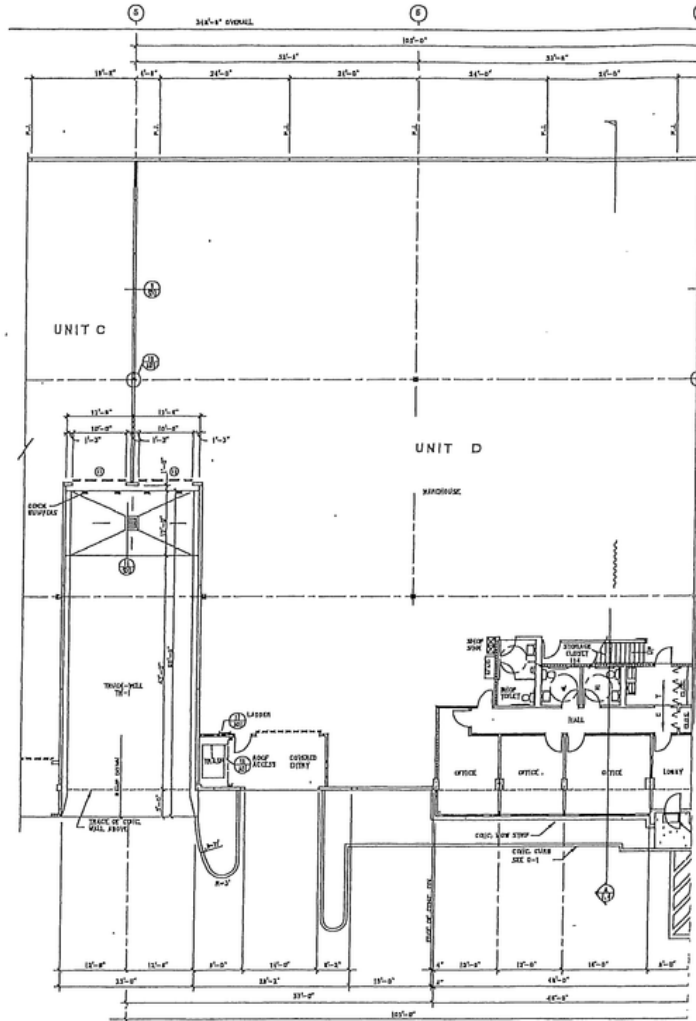
Address: 7547 Rosecrans Ave, Paramount, CA 90723

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

Lease Rate/Mo:	\$18,129	Sprinklered:	Yes	Office SF / #:	1,500 SF / 3
Lease Rate/SF:	\$1.35	Clear Height:	20'	Restrooms:	3
Lease Type:	Gross	GL Doors/Dim:	1	Office HVAC:	
Available SF:	13,429 SF	DH Doors/Dim:	1	Finished Ofc Mezz:	
Minimum SF:	13,429 SF	A: 400 V: 120/208 O: 3 W: 4		Include In Available:	
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	800 SF
Term:	Negotiable	Const Status/Year Blt:	Existing / 1988	Include In Available:	Yes
Sale Price:	NFS	Whse HVAC:		Possession:	60 Days
Sale Price/SF:	NFS	Parking Spaces: 20 / Ratio: 1.5:1		Vacant:	No
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Long Beach/Harbor Cities
Zoning:	M-2			APN#:	6242-020-049
Listing Company:	Penta Pacific Properties				
Agents:	Evan Hickok 562-699-1922 , Tim Hickok 562-908-6018				
Listing #:	43959695	Listing Date:	12/04/2025	FTCF:	CB000N000S000
Notes:	Call broker for commission information.				





**BUILDING 1 FLOOR PLAN
 UNITS D AND E**



SEE LA AND LE FOR LARGER SCALE OFFICE FLOOR PLANS

