

32,505 SQ FT CLASS A INDUSTRIAL **FOR LEASE**

14536-14538 GARFIELD AVE,
PARAMOUNT, CA 90723, USA

\$0.80 NET

- +\$0.25 Net Charges
- 4,144 SF Office
- 24 Exclusive Parking Stalls
- 20' Hi Clear
- Ground & Dock High Loading
- Excellent Freeway Access

LISTING FEATURES



LEARN MORE ABOUT 14536-14538 GARFIELD AVE, PARAMOUNT, CA 90723, USA

- Net to Gross (Includes: Taxes, Insurance, CAM, HVAC & FSM)
- .45/3000 Sprink w/ Smoke Vents; 400 Amp, 480/277 V, 3 Phase
- Natural Gas Stubbed; 2" Heavy Duty Water Service
- Experienced Landlord w/ Additional Buildings For Expansion

LYONS & LYONS PROPERTIES
Chuckie Lyons // Arianne O'Brien

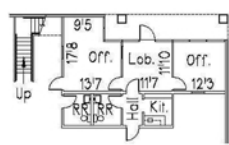
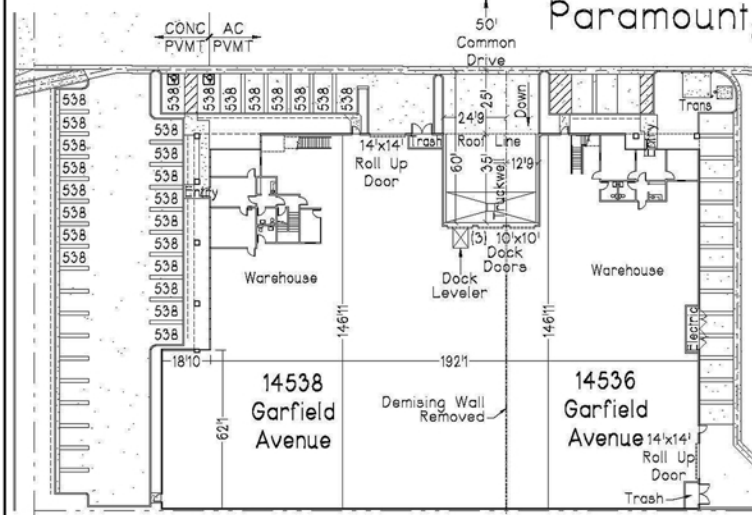


(310) 414-4500
www.lyonsandlyons.net

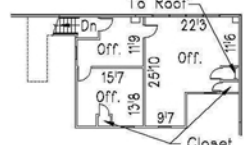
WWW.LYONSANDLYONS.NET
880 Apollo Street, Suite 227
El Segundo, CA 90245

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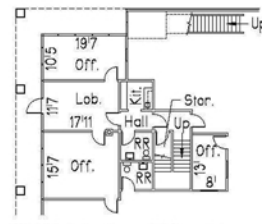
14536 & 14538 Garfield Avenue Paramount, California 90723



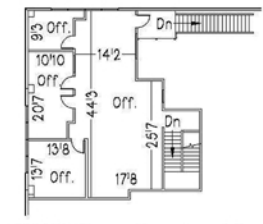
14536 1st Floor Office Plan
Scale: 1" = 30'



14536 Mezzanine Floor Plan
Scale: 1" = 30'



14538 1st Floor Office Plan
Scale: 1" = 30'



14538 Mezzanine Floor Plan
Scale: 1" = 30'

Lyons Business Center

14536	14538
Total Sq. Ft. w/ Mezzanine	Total Sq. Ft. w/ Mezzanine
12,164 Sq. Ft.	20,341 Sq. Ft.
Building Footprint	Building Footprint
11,248 Sq. Ft.	19,023 Sq. Ft.
Ground Floor Office (Excl. Entry Recess & Shop RR)	Ground Floor Office (Excl. Entry Recess & Shop RR)
714 Sq. Ft.	1,196 Sq. Ft.
Mezzanine Office (Incl. Landing)	Mezzanine Office
916 Sq. Ft.	1,318 Sq. Ft.

- *Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features, Developed by Lyons & Lyons Properties.
- *Loading: Overnight 60' Concrete Truckwell Dock w/ Large 110' Turnaround Radius; (3) 10'x10' Dock High Doors & Clear Path to Common Drive and (2) 14'x14' Ground Level Doors.
- *Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); .45/3000 Fire Sprinklers; Foiled Ceilings; 20'4 & 21'3 Clear Heights; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; Antique White Walls; Fluorescent Lights; Sealed 5" Thick Reinforced Concrete Slab.
- *(2) Utility Services: 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity; 2" Heavy Duty Water Service; Natural Gas Stubbed.
- *Ground Floor Office w/ Spacious 9' Ceilings; Central HVAC; Kitchen Unit with Microwave; Monitoring Windows & Oak Accents.
- *Enclosed Mezzanine Office w/ Sprinklers; HVAC; 8' Ceiling; 2'x4' Light Fixtures; Monitoring Windows; Oak Baseboard & Carpeting.
- *Exclusive Parking Stalls (Indicated by 538); Heavy Duty Asphalt Paving.
- *(2) Secured Concrete Trash Enclosure Vault.
- *Experienced Landlord with Additional Buildings for Expansion.
- *Property Zone M-2: Heavy Manufacturing.
- *Low City Business Fees.

N

Parking Summary

24 Standard Parking
2 Handicap Parking

Scale: 1" = 50' 17053

David O. Roberts P.E., Inc.
17280 Newhope Street, # 17
Fountain Valley, CA 92708
(714) 884-3136
Email: dave@DORoberts.com

4-10-2018

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