



MODERNIZED & MOVE-IN READY
INSTITUTIONALLY OWNED & MAINTAINED
DIVISIBLE WAREHOUSE WITH SECURED YARD



74,153 SF AVAILABLE FOR SALE

PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE

7110 Rosecrans Avenue | Paramount, CA



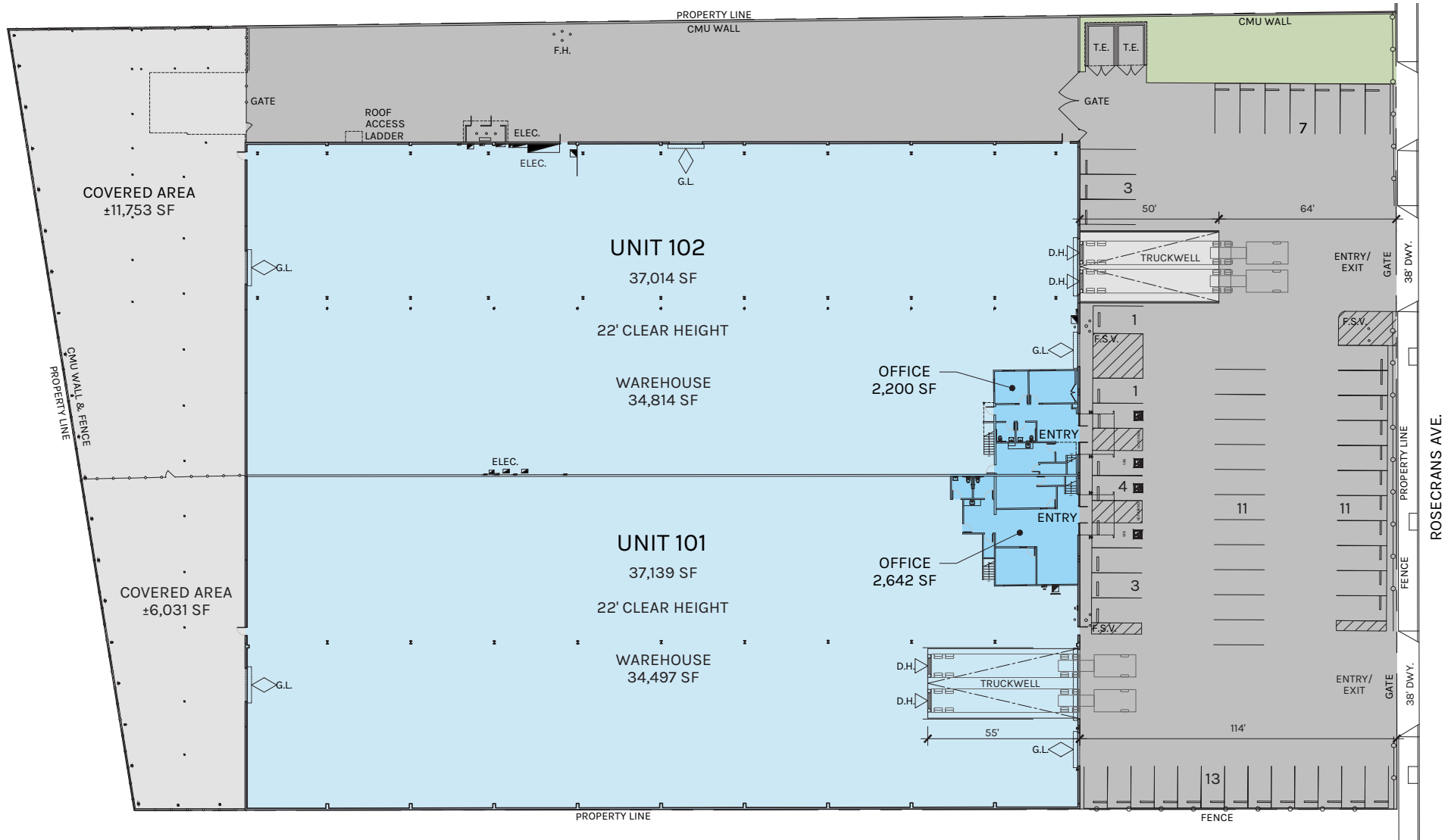
**Rexford
Industrial**

NEWMARK



PROPERTY HIGHLIGHTS

- Excellent Warehouse Distribution Building - 74,153 SF
- Divisible to 37,139 SF (Unit 101) & 37,014 SF (Unit 102)
- 4,842 SF Two-Story Office
- 4 Dock High Positions
- 2 Ground Level Doors
- ESFR Sprinklers (Unit 101)
- 20' - 26' Clearance
- 1,566 Amps Power
- Bonus Covered Storage/Yard Area
- Large Fenced & Secured Concrete Yard
- Immediate Access to (710), (91), (605) & (105) Freeways

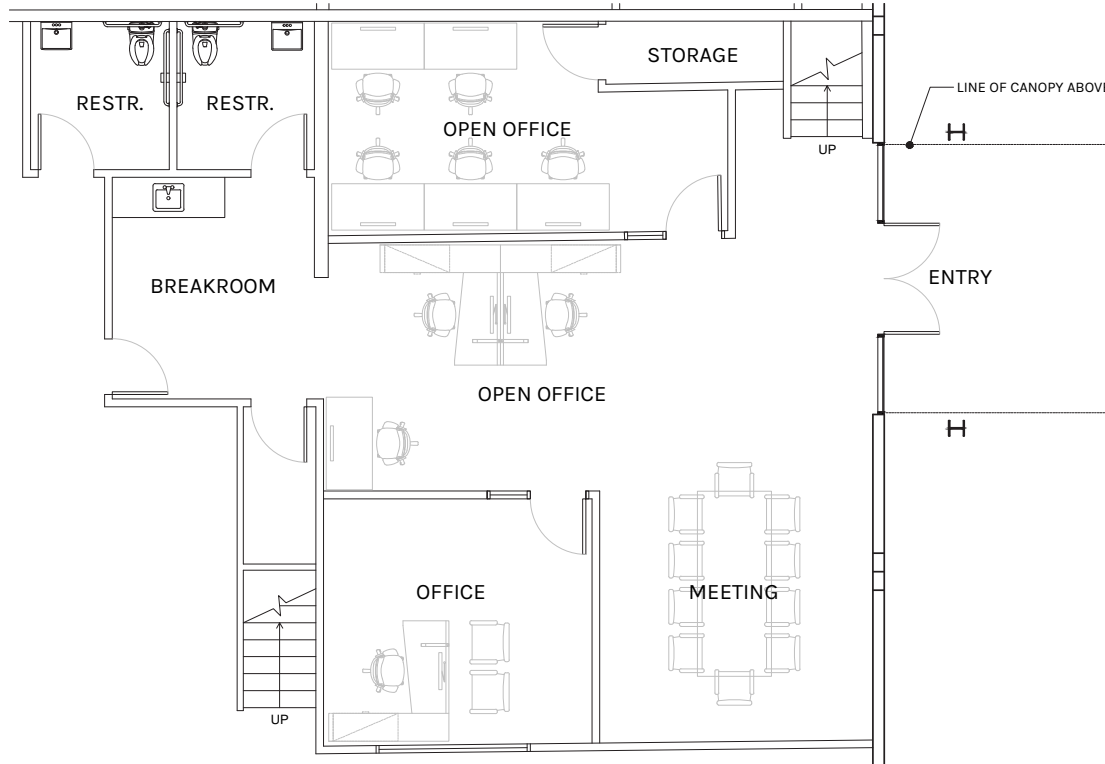


WAREHOUSE
69,311 SF

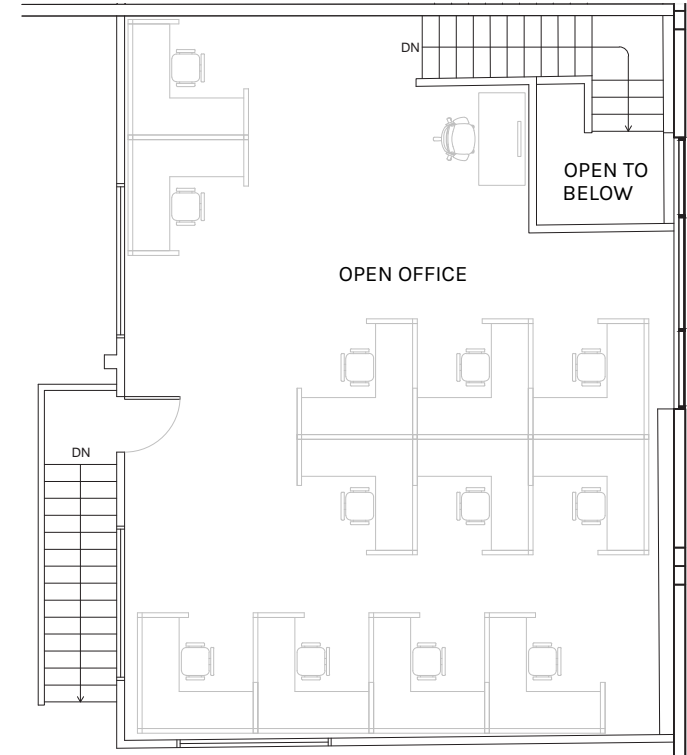
OFFICE
4,842 SF

TOTAL
74,153 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



GROUND FLOOR OFFICE PLAN



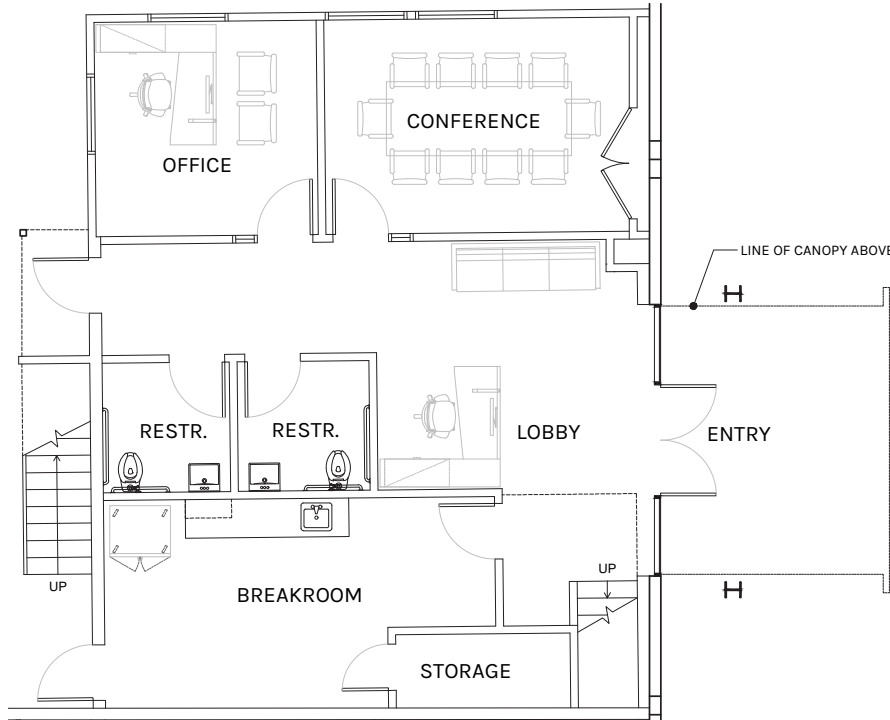
MEZZANINE OFFICE PLAN

WAREHOUSE
34,497 SF

OFFICE
2,642 SF

TOTAL
37,139 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



GROUND FLOOR OFFICE PLAN



MEZZANINE OFFICE PLAN

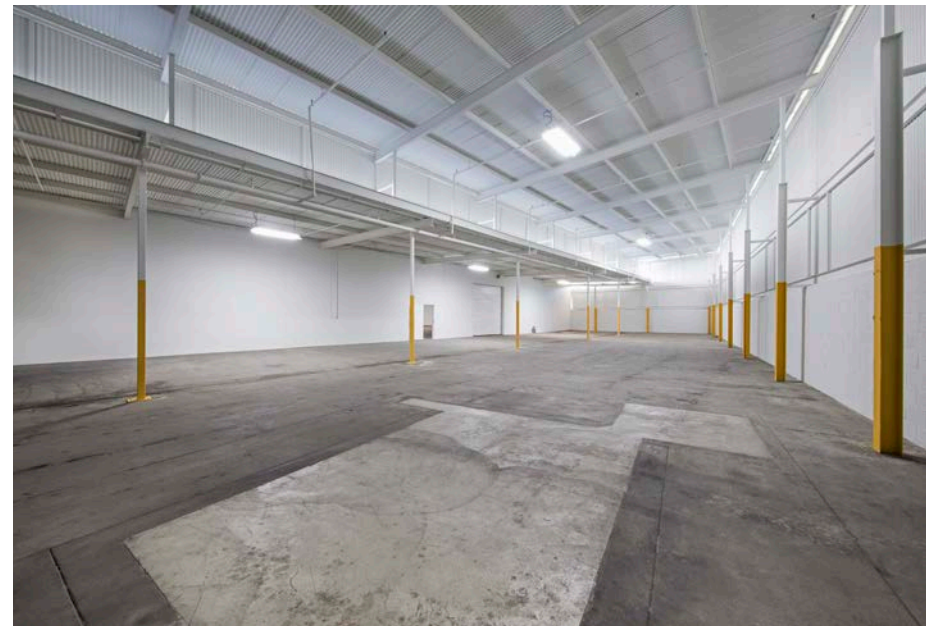
WAREHOUSE
34,814 SF

OFFICE
2,200 SF

TOTAL
37,014 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.







LYNWOOD



ROSECRANS AVE

ORANGE AVE



GARFIELD AVE

PARAMOUNT

PARAMOUNT BLVD

SOMERSET BLVD

Location Highlights

- Excellent Access to (710), (105), (605) & (91) Freeways
- 11 Miles to the Port of Long Beach
- 13 Miles to the Port of Los Angeles
- 15 Miles to Los Angeles International Airport

Location

7110 ROSECRANS AVENUE





**Rexford
Industrial**

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