

Available SF 15,950 SF

Industrial For Lease
Building Size 44,160 SF


Property Name: Capital Business Park
Address: 15948 Downey Ave, Paramount, CA 90723
Cross Streets: Downey Ave/Alondra Blvd

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
 Master CUP for Whse Distr Approved by City and In Process

Lease Rate/Mo:	\$19,938	Sprinklered:	Yes	Office SF / #:	1,593 SF / 6
Lease Rate/SF:	\$1.25	Clear Height:	16'	Restrooms:	4
Lease Type:	Modified Gross / Op. Ex: \$0.03	GL Doors/Dim:	3 / 14'x14'	Office HVAC:	Heat & AC
Available SF:	15,950 SF	DH Doors/Dim:	1 / 14'x14'	Finished Ofc Mezz:	0 SF
Minimum SF:	15,950 SF	A: 400 V: 120/208 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	3 Years	Const Status/Year Blt:	Existing / 1976	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 20 / Ratio: 1.3:1		Vacant:	Yes
Taxes:		Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	Long Beach/Harbor Cities
Zoning:	M-1			APN#:	7107-001-020
Listing Company:	Hunt Properties				
Agents:	Cliff Franzen 949-697-4911 , Jared Koops 951-893-7972				
Listing #:	44979903	Listing Date:	05/29/2026	FTCF:	CB210N000S000/A0AA
Notes:	CAM \$0.03 per month. 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.				

