

# FOR SALE or LEASE

## #39,800 SF Industrial Building

13942 Orange Ave, Paramount, CA 90723

# MOTIVATED OWNER!



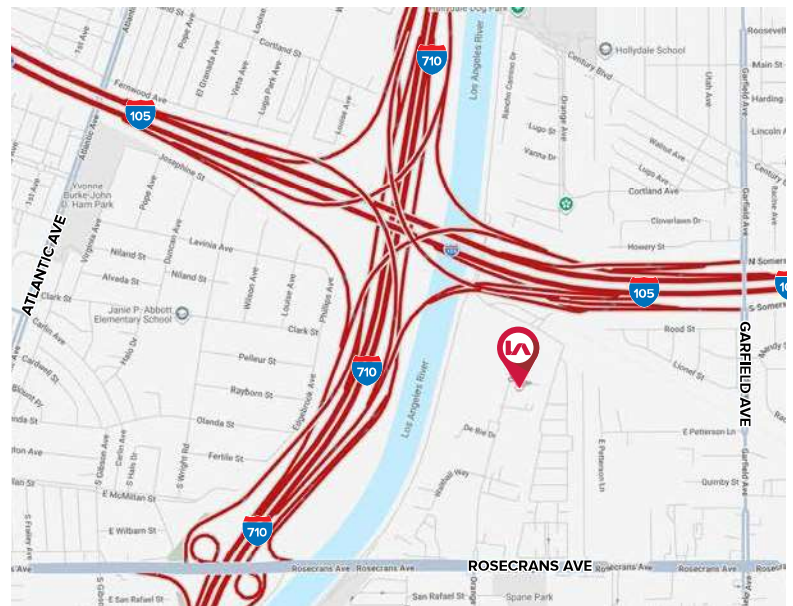
### Property Highlights

- Free Standing CTU For Sale or Lease
- Recently Renovated
- Large Modern Offices
- Clearance 20'-26'
- Ample On-Site & Street Parking
- Excellent Access to 710 & 91 Freeways
- Reinforced Warehouse Floor

**ASKING SALES PRICE: TBD**

**LEASE RATE:**

**\$1.20 PER SF GROSS OR \$47,760/MO**



### EDWARD D. LEE

Senior VP & Principal | LIC ID 01379696

323.767.2102

elee@lee-associates.com

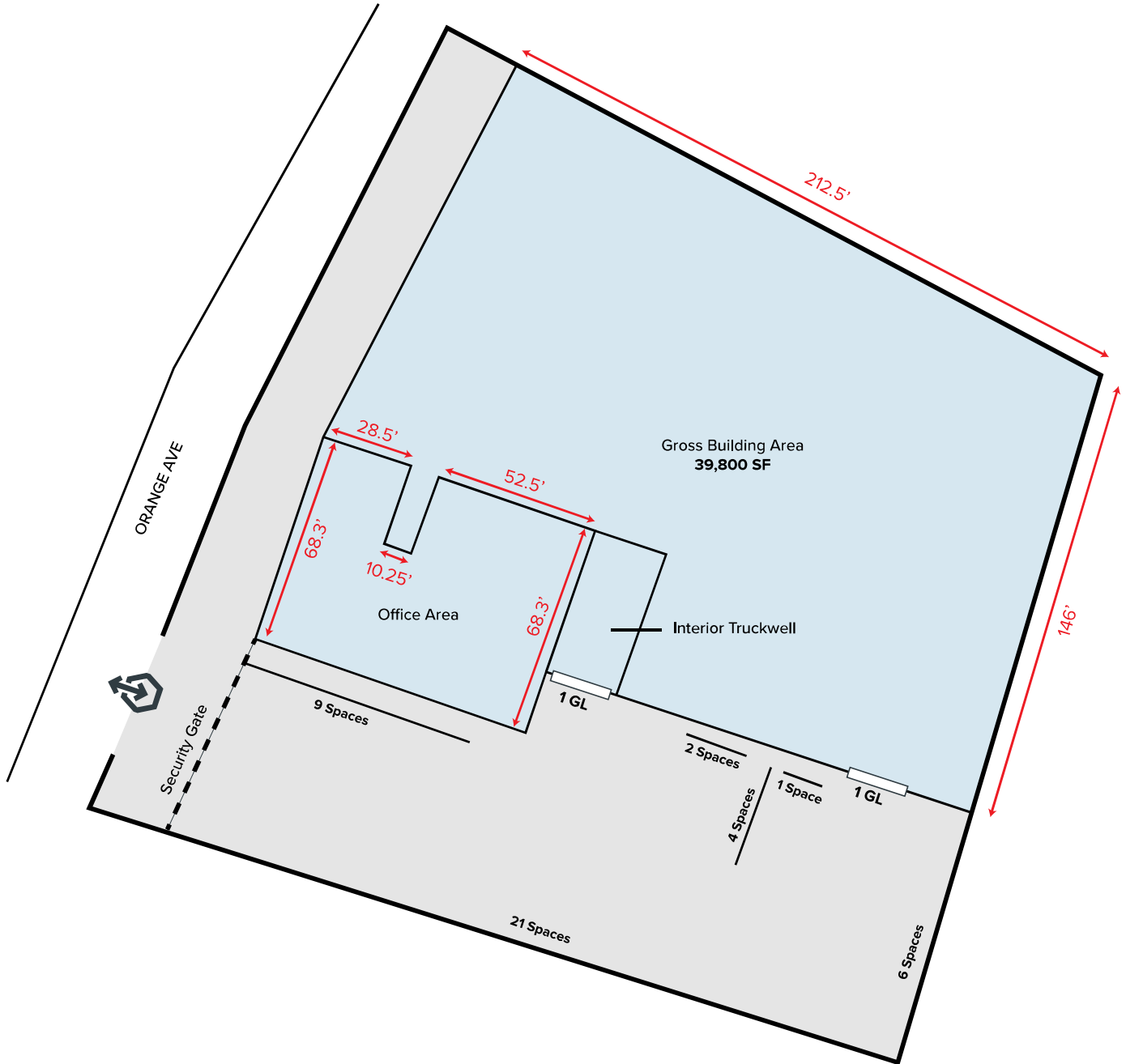
Lee & Associates | Los Angeles Central  
5675 Telegraph Rd, Ste 300, Los Angeles, CA 90040

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### SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate.

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**LOCATION AERIAL**



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