

PROPERTY DESCRIPTION

This 4,760 SF industrial warehouse located at 15527 Vermont Avenue delivers a robust opportunity for tenants seeking functional warehouse and distribution space. The property offers a well-maintained building with clear-span interior, adaptable office support, and efficient loading configuration. The building has 3 oversized ground level doors, 400a/240v 3p 4w electrical service, on-site parking, and a secured, covered and gated rear yard with alley access. There are two restrooms, one servicing the office space for customer use and one for the warehouse.

PROPERTY HIGHLIGHTS

- Functional industrial building with adaptable clear-span interior space
- Generous 14' ceiling height suited for racking or light manufacturing
- 400a/240v 3p 4w power supply
- 1,500 SF Secure, covered rear gated yard with alley access
- Durable concrete floors supporting heavy industrial loads
- 3 oversized grade level doors

OFFERING SUMMARY

Lease Rate:	\$7,000/Month (Gross)
Building Size:	4,760 SF
Lot Size:	7,501 SF
Yard Size:	1,500 SF (Estimated)
Office Size:	288 SF (Estimated)

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	195	1,274	8,465
Total Population	792	4,529	30,297
Average HH Income	\$76,067	\$79,620	\$83,193

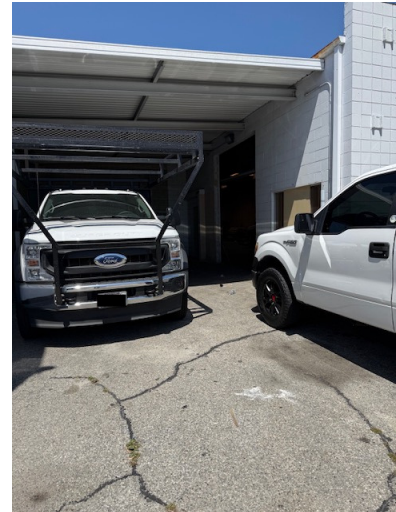
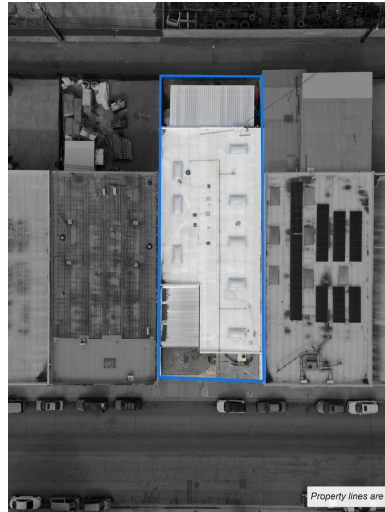
Harrison Hyde

Founder
562.270.0215
harrison@hydecre.com



HYDE

Paramount, CA 90723



Harrison Hyde

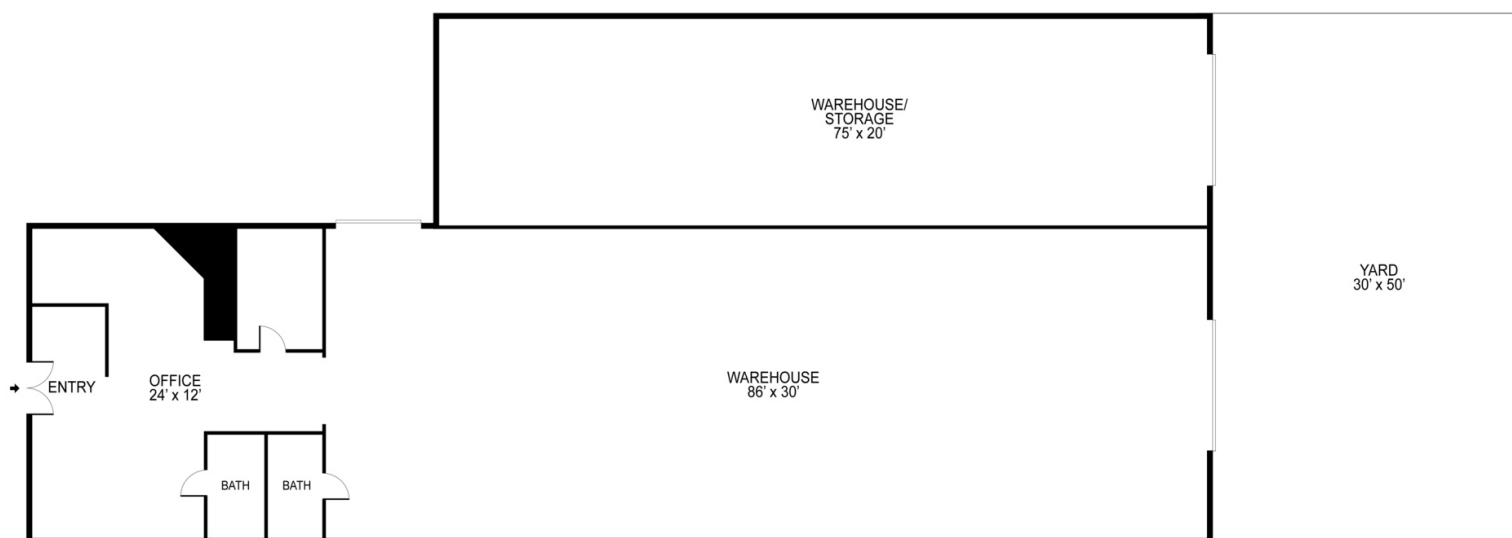
Founder

562.270.0215

harrison@hydecre.com



HYDE



Harrison Hyde

Founder

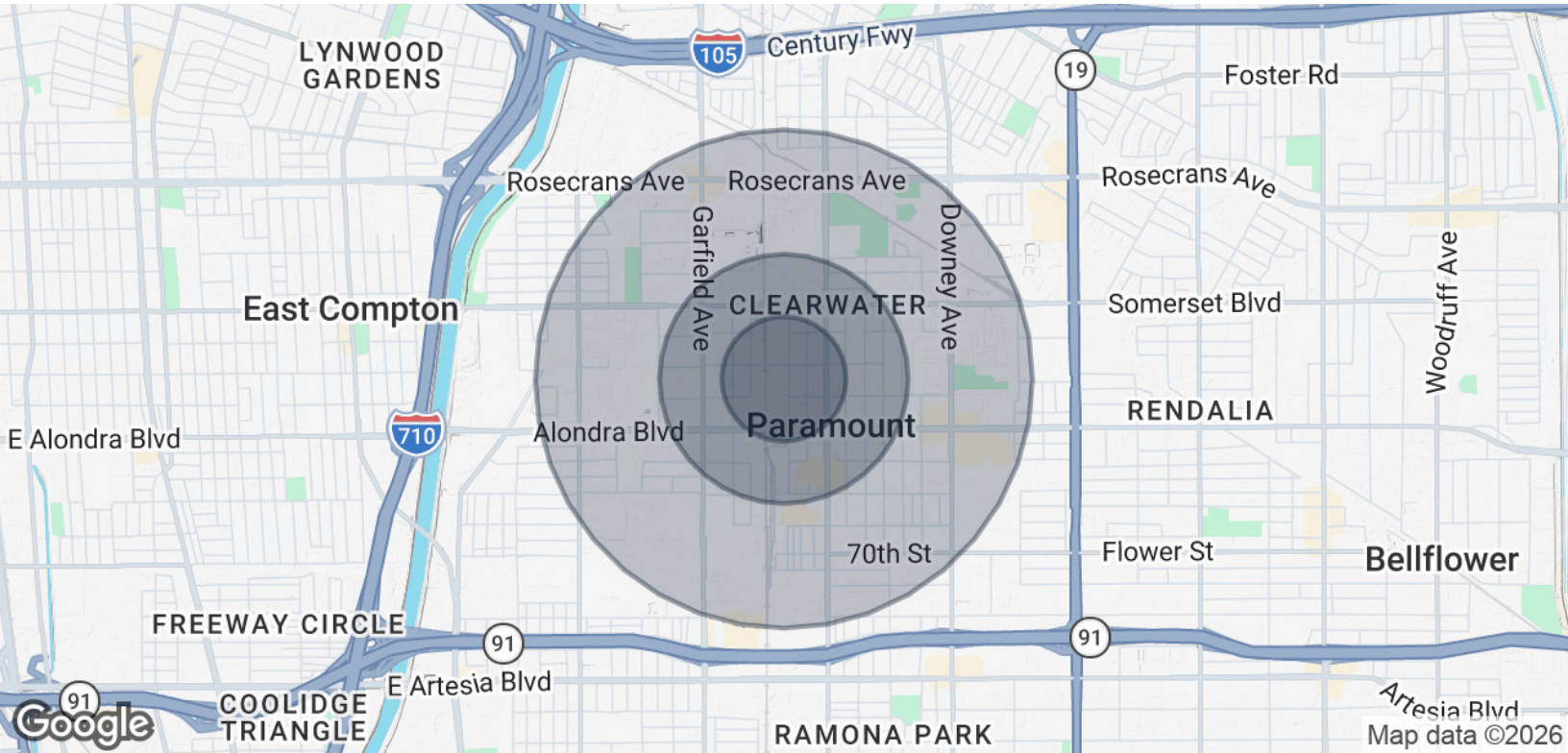
562.270.0215

harrison@hydecre.com



HYDE

Paramount, CA 90723



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	792	4,529	30,297
Average Age	32.8	34.2	34.1
Average Age (Male)	29.7	31.4	31.6
Average Age (Female)	36.4	37.0	36.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	195	1,274	8,465
# of Persons per HH	4.1	3.6	3.6
Average HH Income	\$76,067	\$79,620	\$83,193
Average House Value	\$221,633	\$480,606	\$423,014

2023 American Community Survey (ACS)

Harrison Hyde

Founder
562.270.0215
harrison@hydecre.com

