

INDUSTRIAL FOR SALE/LEASE

15723

VERMONT AVE. | PARAMOUNT | CA

±52,214 SF

TOTAL BUILDING
STRUCTURES

±211,510 SF

TOTAL LAND
AREA

m1 & m2

ZONING

710 & 105

FREEWAY
ACCESS

EXCLUSIVELY
LISTED BY:



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DAUM
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY OVERVIEW

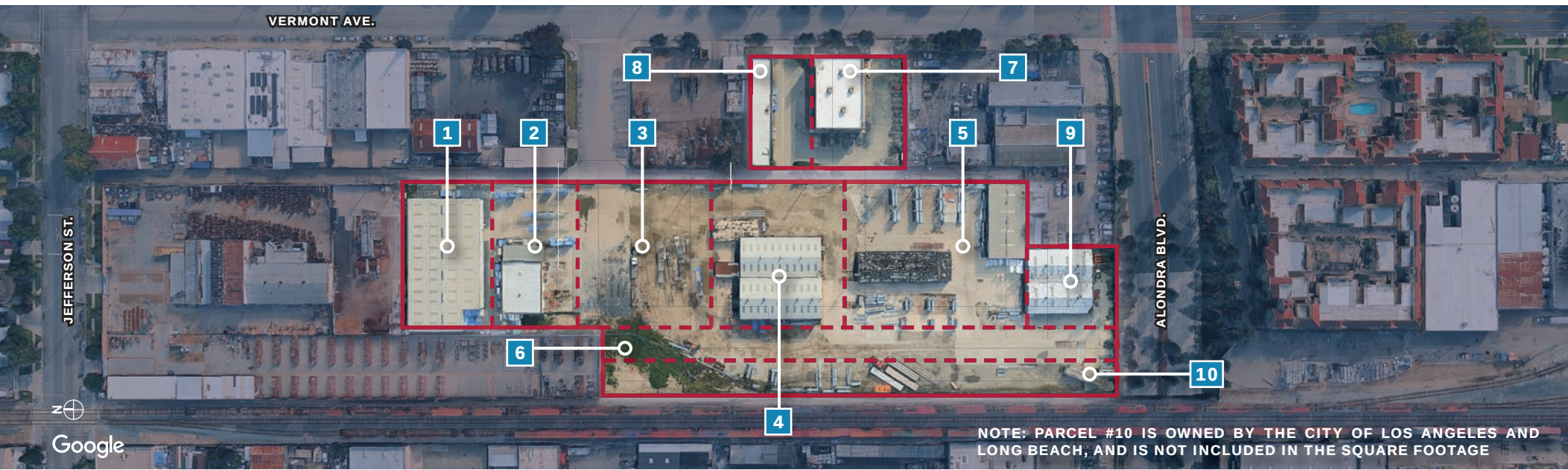
ADDRESS:	15723 Vermont Ave. Paramount, CA 90723
BUILDING AREA:	Seven (7) Buildings Totaling ±52,214 SF
LAND AREA:	Nine (9) Parcels Totaling ±211,510 SF
APNS:	6240-022-016, 6240-022-018, 6240-023-020, 6240-023-002, 6240-023-003, 6240-024-031, 6240-023-012, 6240-023-013, and 6240-023-021
CLEAR HEIGHT:	12' - 25'
DOORS:	Eleven (11) Ground-Level Doors Total Three (3) Oversized Doors
POWER:	200-800 Amps, 240-480 Volts, 3 Phase
ZONING:	M1 & M2

Buyer/Tenant to Verify All Information



SUBJECT PROPERTY

PROPERTY CONFIGURATIONS OPTIONS



OPTION 1: #1-2

Building Size:	±19,711 SF
Land Size:	±45,474 SF
Clear Height:	18' - 25'
Power:	200A, 240V, 3P
Doors:	4 GL Doors, 2 Oversized

APNs:
6240-022-016, 6240-022-018

- Truck and Equipment Wash Station

OPTION 2: #1-3

Building Size:	±19,711 SF
Land Size:	±72,049 SF
Clear Height:	18' - 25'
Power:	200A, 240V, 3P
Doors:	4 GL Doors, 2 Oversized

APNs:
6240-022-016, 6240-022-018,
6240-023-020

- Truck and Equipment Wash Station

OPTION 3: #4-9

Building Size:	±38,534 SF
Land Size:	±139,461 SF
Clear Height:	12' - 16'
Power:	800A, 480V, 3P 400A, 120/240V, 3P
Doors:	7 GL Doors, 1 Oversized

- APNs:**
6240-023-002, 6240-023-003,
6240-024-031, 6240-023-012,
6240-023-013, 6240-023-021
- ±4,500 SF Bonus Covered Overhang Structure
 - Gas Service On Site

OPTION 4: #3-9

Building Size:	±38,534 SF
Land Size:	±166,036 SF
Clear Height:	12' - 16'
Power:	800A, 480V, 3P 400A, 120/240V, 3P
Doors:	7 GL Doors, 1 Oversized

- APNs:**
6240-023-020, 6240-023-002,
6240-023-003, 6240-024-031,
6240-023-012, 6240-023-013,
6240-023-021
- ±4,500 SF Bonus Covered Overhang Structure
 - Gas Service On Site

OPTION 5: #1-9

Building Size:	±58,245 SF
Land Size:	±211,510 SF
Clear Height:	12' - 25'
Power:	200A, 240V, 3P 800A, 480V, 3P 400A, 120/240V, 3P
Doors:	11 GL Doors, 3 Oversized

- APNs:**
6240-022-016, 6240-022-018,
6240-023-020, 6240-023-002,
6240-023-003, 6240-024-031,
6240-023-012, 6240-023-013,
and 6240-023-021
- Truck and Equipment Wash Station
 - ±4,500 SF Bonus Covered Overhang Structure
 - Gas Service On Site

PROPERTY PHOTOS



PROPERTY PHOTOS



AMENITIES MAP



PRIME PARAMOUNT LOCATION



**LOS ANGELES INT'L
AIRPORT | 17.4 Miles**



CA - 710 FWY
1.6 Miles

CA - 105 FWY
1.6 Miles

CA - 605 FWY
3.4 Miles



**PORT OF
LONG BEACH**
13.9 Miles

**PORT OF
LOS ANGELES**
15.1 Miles

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