

**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
- Secure, covered rear gated yard with alley access
- Durable concrete floors supporting heavy industrial loads
- 3 oversized grade level doors
- Integrated office with multiple restrooms

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

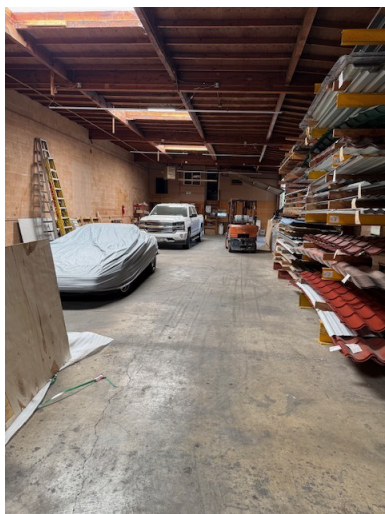
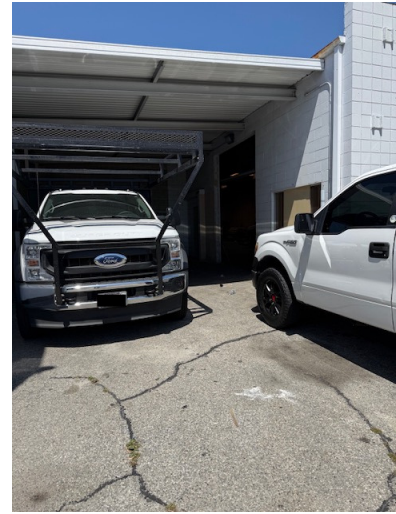
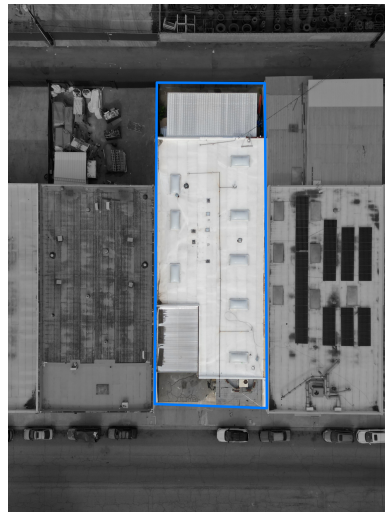
**OFFERING SUMMARY**

Lease Rate:	\$7,000/month (Gross)
Available SF:	4,760 SF
Lot Size:	7,501 SF

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**HYDE**

# Paramount, CA 90723



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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)

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**HYDE**