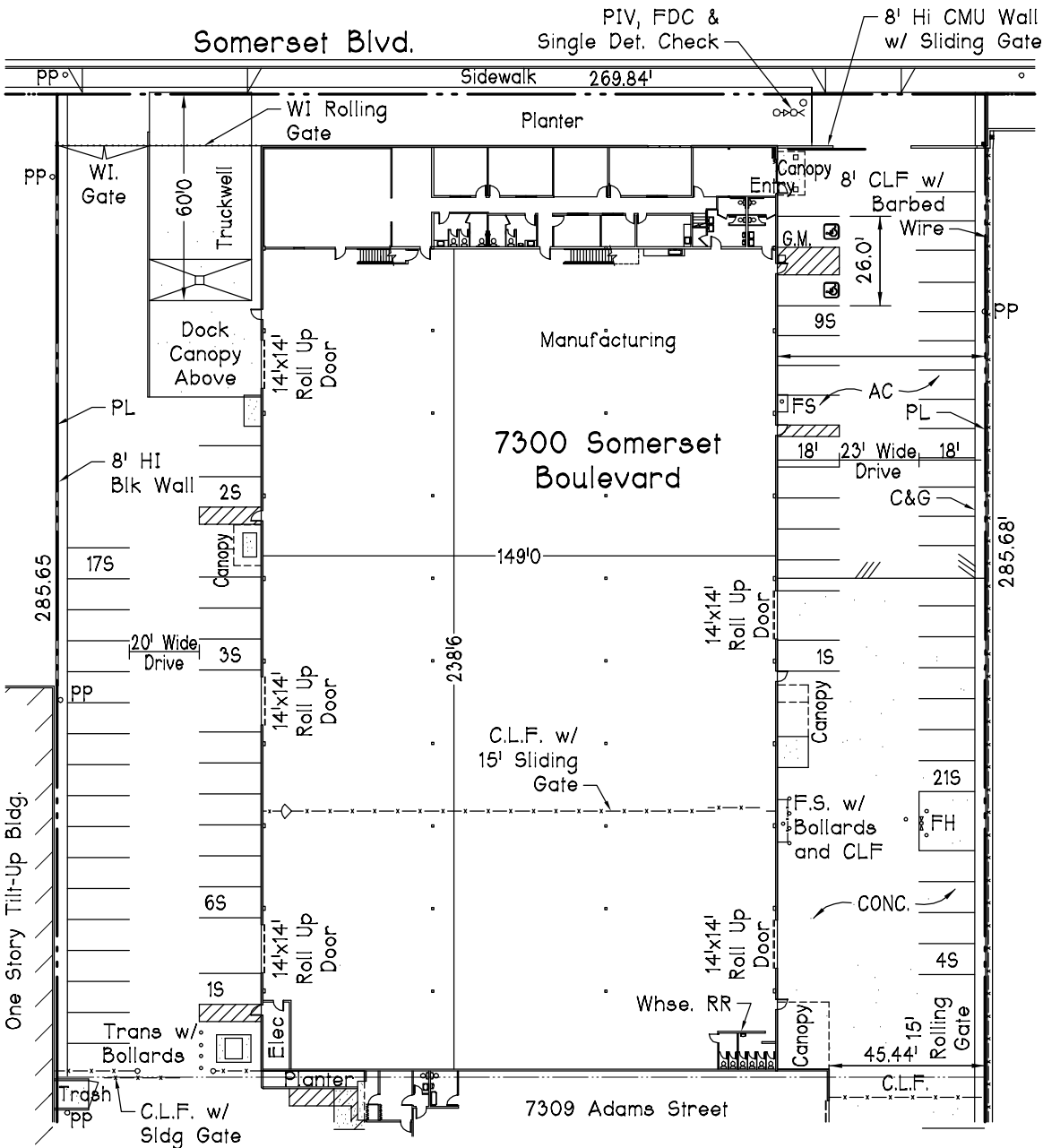
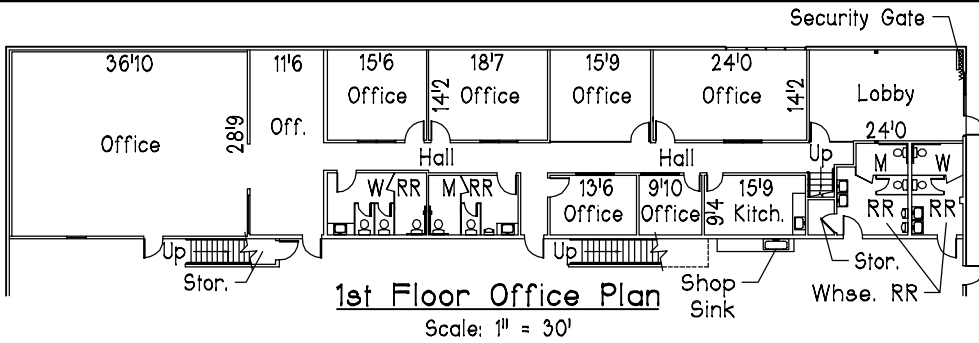


7300
Somerset Blvd.
City of Paramount
California 90723



**7300 Somerset
Total Sq. Ft.**

40,320 Sq. Ft.

1st Floor Office
(Excl. Whse. RR's)
4,174 Sq. Ft.

**Parking
Summary**

64 Standard
2 Handicap
66 Total

7300 Somerset Blvd.

- *Quality Concrete Tilt-up Distribution/Manufacturing Facility Maintained by Lyons & Lyons Properties.
- *Exclusive Parking Stalls; Heavy Duty Asphalt & Concrete Paving; Concrete Trash Enclosure.
- *Loading: Overnight 60' Concrete Truckwell Dock; (5) 14'x14' Ground Level Doors; Secure yard with rolling gates.
- *Ground Floor Office w/ Spacious 8' Ceilings; Central HVAC; Full Kitchen; Wood Baseboards & Carpeting; Entry with Interior Metal Security Curtain.
- *Warehouse: Fire Sprinklers; 17' Clear Height; 3% Secured Vented Skylights all w/ Security Grilles; Foiled Ceilings; Antique White Walls; LED Lights; Multi-user Restrooms.
- *Utility Service: 1600 Amp, 480/277 Volt, 3 Phase, 4 Wire; 1 1/2" Heavy Duty Water Service; Natural Gas Service.
- *Experienced Landlord with Additional Buildings for Expansion.
- *Property Zone M2: Heavy Manufacturing.
- *Low City Business Fees.

Scale: 1" = 50' 18012

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10-15-2018