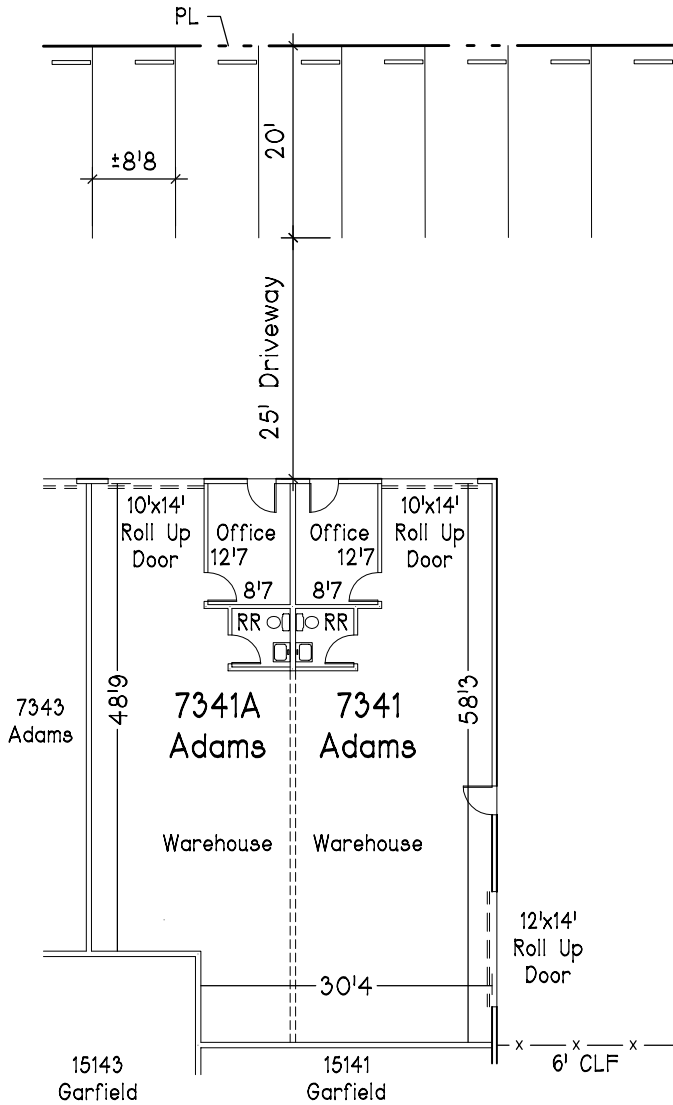


7341 & 7341A Adams Street City of Paramount California 90723

ADAMS/GARFIELD BUILDING

- *Quality Concrete Tilt-up Industrial Facility with Major Boulevard Exposure & Immediate Fwy Access to 105, 710, & 91.
- *Traffic Count: Average for Garfield Avenue: 24,000 Cars/Day North Bound; 22,000 Cars/Day South Bound.
- *Loading: (1) 12'x14' & (2) 10'x14' Ground Level Doors.
- *Warehouse: Foiled Ceilings; 18' Clear Height; (3) 4'x8' Skylights; Pearl White Walls; Fluorescent Lights; Sealed Concrete Slab.
- *Utility Services: Each side - 100 Amp, 110/208 Volt 3 Phase; Water Service Included in Gross Rent.
- *Ground Floor Office: Central HVA/C & Oak Accents.
- *Heavy Duty Asphalt & Concrete Paving.
- *Exclusive Parking Stalls Plus Additional Street Parking on Adams and Garfield.
- *Experienced Landlord with Additional Buildings For Expansion.
- **Low City Business Fees.

Note: Gross Rent Includes T.M.I., C.A.M., & Water.



Building and Parking Plan

7341A Adams	7341 Adams
Footprint w/ Office 1,146 Sq. Ft.	Footprint w/ Office 1,254 Sq. Ft.
Ground Floor Office (Includes Whse Restroom) 169 Sq. Ft.	Ground Floor Office (Includes Whse Restroom) 169 Sq. Ft.
Warehouse 977 Sq. Ft.	Warehouse 1,085 Sq. Ft.

Combined 7341A & 7341 Adams

Total w/ Office 2,400 Sq. Ft.
Ground Floor Office (Includes Whse Restroom) 338 Sq. Ft.
Warehouse 2,062 Sq. Ft.

Scale: 1" = 20' 18046

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