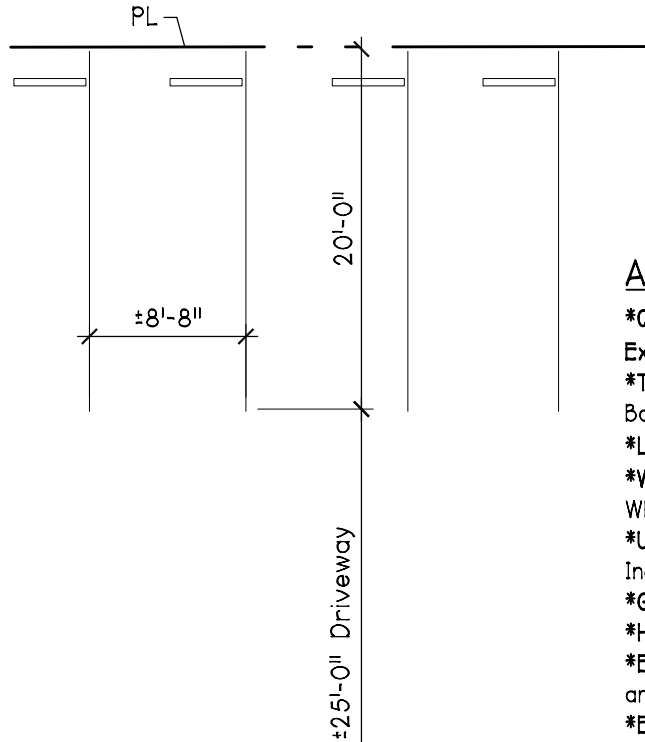


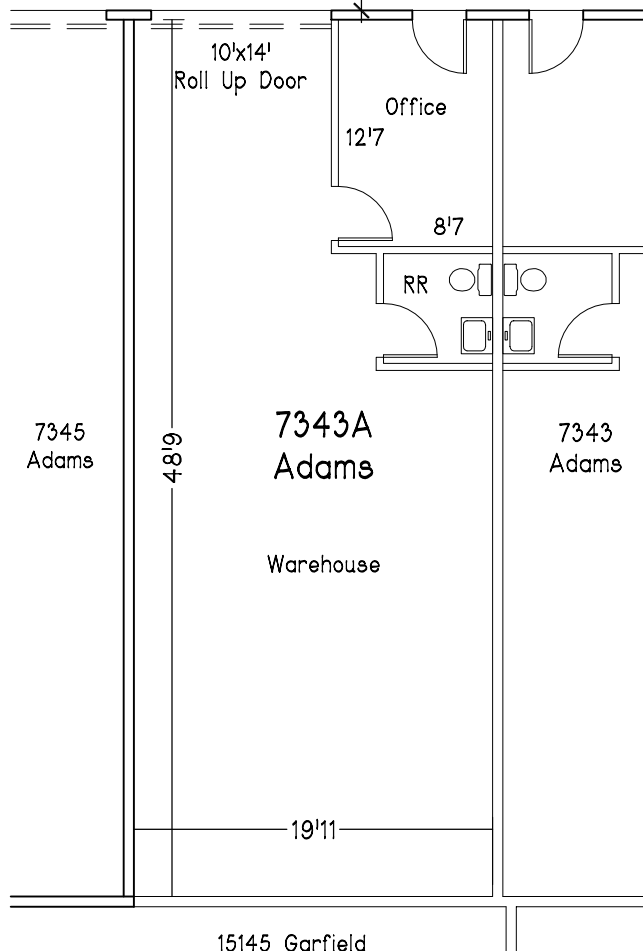
7343A Adams Street  
 City of Paramount  
 California 90723



**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) 10'x14' Ground Level Door.
- \*Warehouse: Foiled Ceilings; 18' Clear Height; (3) 4'x8' Skylights; Pearl White Walls; Fluorescent Lights; Sealed Concrete Slab.
- \*Utility Services: 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.



Total w/ Office  
 1,015 Sq. Ft.

Ground Floor Office (Includes  
 Whse Restroom)  
 169 Sq. Ft.

Warehouse  
 846 Sq. Ft.

**BUILDING AND PARKING PLAN**

Scale: 3/32" = 1'-0" 18046

David O. Roberts P.E., Inc.  
 17280 Newhope Street, #17  
 Fountain Valley, CA 92708  
 (714) 884-3138  
 Email: dave@DORoberts.com

8-28-2018