

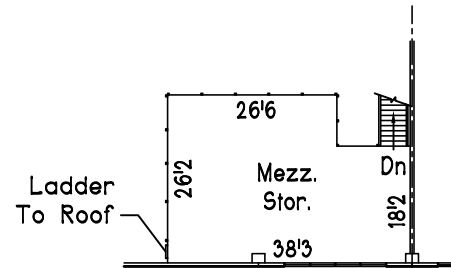
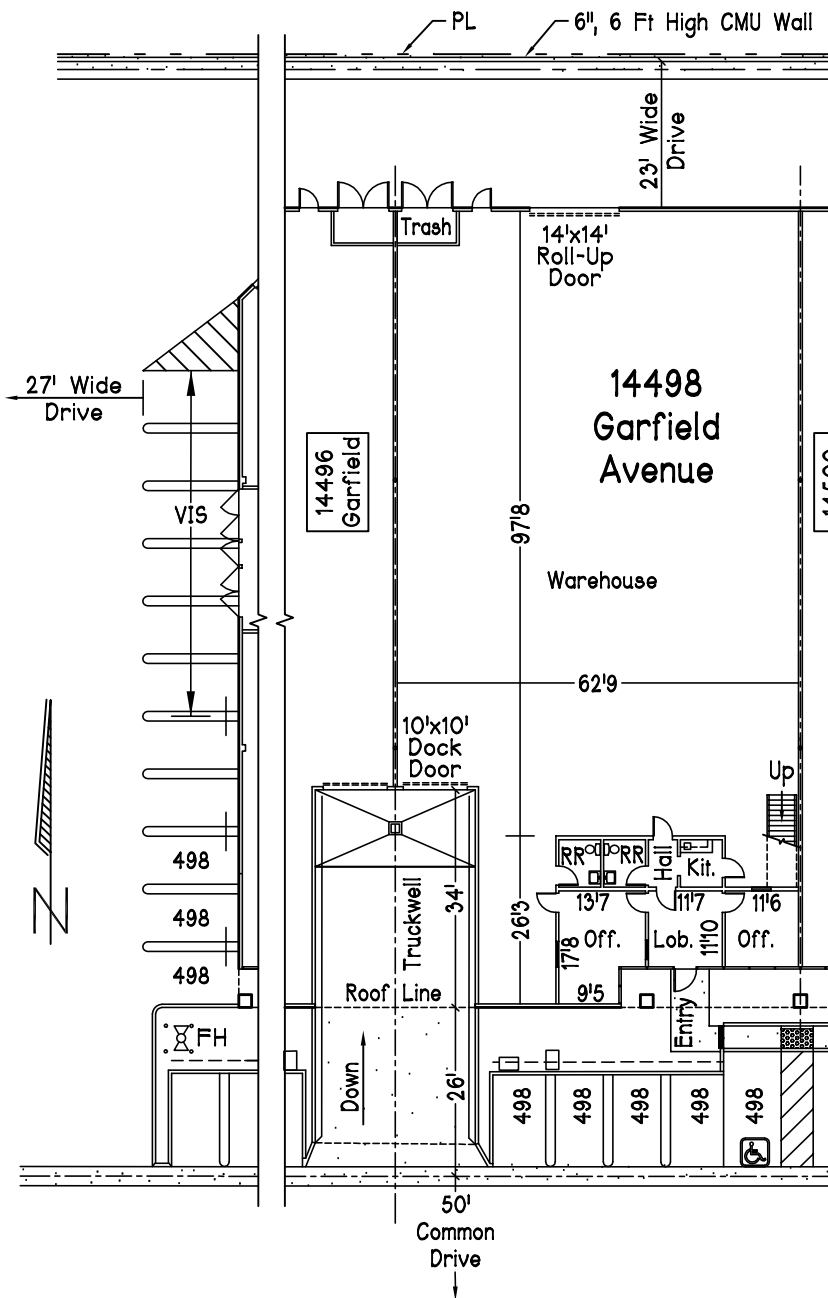
14498
Garfield Avenue
Paramount, CA
90723

**Total Sq. Ft.
w/ Mezzanine**
8,826 Sq. Ft.

Ground Floor Office
(Excl. Entry Recess
& Shop RR)
702 Sq. Ft.

Building Footprint
7,917 Sq. Ft.

Mezzanine Storage
909 Sq. Ft.



Mezzanine Floor Plan

Scale: 1" = 30'

Lyons Business Center

- *Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features, Developed by Lyons & Lyons Properties.
- *Loading: Overnight 60' Concrete Truckwell Dock w/ Large 110' Turnaround Radius; (1) 10'x10' Dock High Door & Clear Path to Common Drive and (1) 14'x14' Ground Level Door.
- *Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); .45/3000 Fire Sprinklers; Foiled Ceilings; 21'0 Clear Height; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; Antique White Walls; Fluorescent Lights; Polished and Sealed 5" Thick Reinforced Concrete Slab.
- *Utility Services: 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity; 2" Heavy Duty Water Service; Natural Gas Stubbed.
- *Ground Floor Office w/ Spacious 9' Ceilings; Central HVAC; Kitchen Unit with Microwave Outlet; Monitoring Windows; Polished Concrete Floor & Vinyl Basecover.
- *Mezzanine Storage w/ 125 PSF Capacity with VCT Flooring and Vinyl Basecover; Can be Built-out as Additional Office Subject to City Staff Approval.
- *Exclusive Parking Stalls (Indicated by 498); Heavy Duty Concrete Paving.
- *Secured Concrete Trash Enclosure Vault.
- *Experienced Landlord with Additional Buildings for Expansion.
- *Property Zone M-2: Heavy Manufacturing.
- *Low City Business Fees.

Parking Summary

7 Standard Parking
1 Handicap Parking

Scale: 1" = 30'

17053

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10-23-2023