



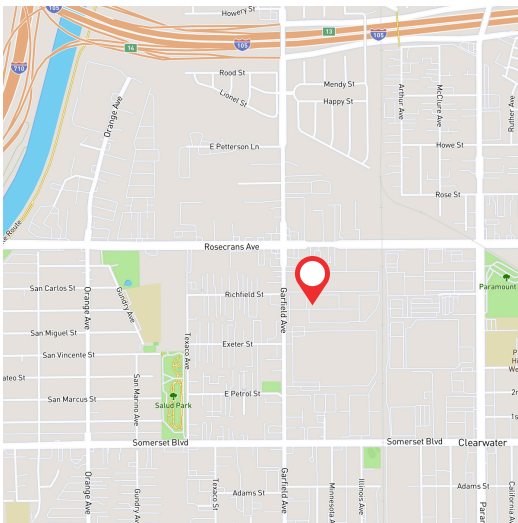
12,604 SF CLASS A - INDUSTRIAL FOR LEASE

14534 GARFIELD AVE
PARAMOUNT, CA 90723
\$1.25 NET

- \$0.25 Net Expenses
- 1,184 SF Ground Floor Office, 916 SF Mez Storage (Included in total)
- 5 Year Minimum
- 3.50% Base Increases

LISTING FEATURES

- 12 Reserved Car Parking, includes 1 shared handicap
- 21' Clear
- Built in 1987 - Planned Restoration 1Q '25
- (1) Dock & (1) Grade Level Loading - 60' Concrete Truckwell
- Net Expenses Include Taxes, Insurance, CAM
- .45/3000 Sprinklers w/ Smoke Vents; 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity
- Natural Gas Stubbed; 2" Heavy Duty Water Service
- Zoned: M2 - Heavy Manufacturing
- Experienced Landlord w/ Additional Buildings for Expansion
- Excellent Freeway Access
- Master CUP Grants Immediate Occupancy & Expedites Business License Approval
- June 2025 Occupancy



LYONS & LYONS PROPERTIES
Chuckie Lyons - Broker Lic. 00625110
Colin O'Brien - Broker Lic. 02145353



(310) 414-4500
chuckie@lyonsandlyons.net
colin@lyonsandlyons.net

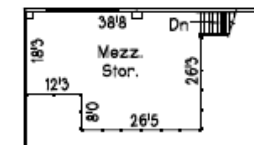
WWW.LYONSANDLYONS.NET
880 Apollo Street, Suite 227
El Segundo, CA 90245

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14534 Garfield Avenue
Paramount, California 90723

**OVER \$3M OF
RECENT PARK
UPGRADES**

- New concrete paving throughout park
- New serene/colorful lush landscaping with seasonal changes
- Drought tolerant plants (hybrid tropical/desert plants)
- New irrigation systems for landscaping
- New white roofs - better for keeping warehouse cool
- New curb mounted smoke hatch vented skylights
- New roll down doors to enclose truck docks
- Electric and manual roll down gates for exterior of glass storefronts
- New security cameras & AI monitoring system
- New exterior power pack lighting
- Front entrance security gate
- Electric Vehicle Charging Stations



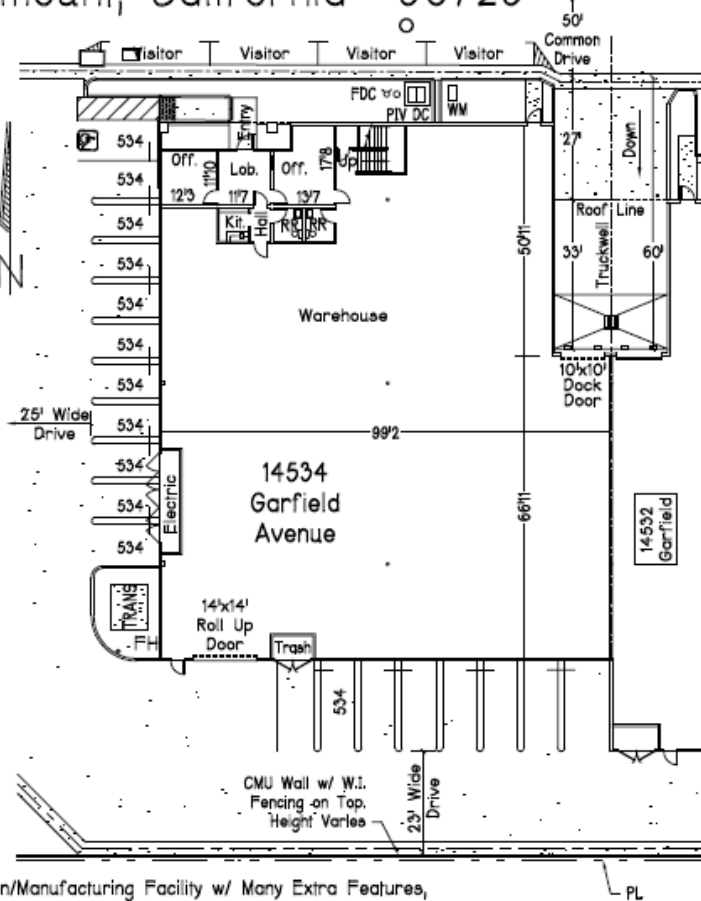
Mezzanine Floor Plan
Scale: 1" = 30'

**Total Sq. Ft.
w/ Mezzanine**
12,604 Sq. Ft.

Building Footprint
11,688 Sq. Ft.

**Ground Floor Office
(Excl. Entry Recess
& Shop RR)**
1,184 Sq. Ft.

Mezzanine Storage
916 Sq. Ft.



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; White Skrim Foil Ceilings; 21'-0" Clear Height; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; Antique White Walls; LED 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; 2'x4' LED Light Fixtures; Central HVAC; Kitchen Unit with Microwave Outlet; Monitoring Windows; Polished and Sealed Concrete Floor & Vinyl Basecove; Remote Controlled Exterior Metal Office Security Curtains.
- *Mezzanine Storage w/ 125 PSF Capacity with VCT Flooring and Vinyl Basecove; can be built-out as Additional Office Subject to City Staff Approval.
- *Exclusive Parking Stalls (Indicated by 534); 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

11 Standard Parking
1 Handicap Parking

Scale: 1" = 30' 17053

David O. Roberts P.E., Inc.
17280 Newhope Street, #17
Fountain Valley, CA 92708
Ph.: (949) 633-1621
Email: dave@DORoberts.com

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