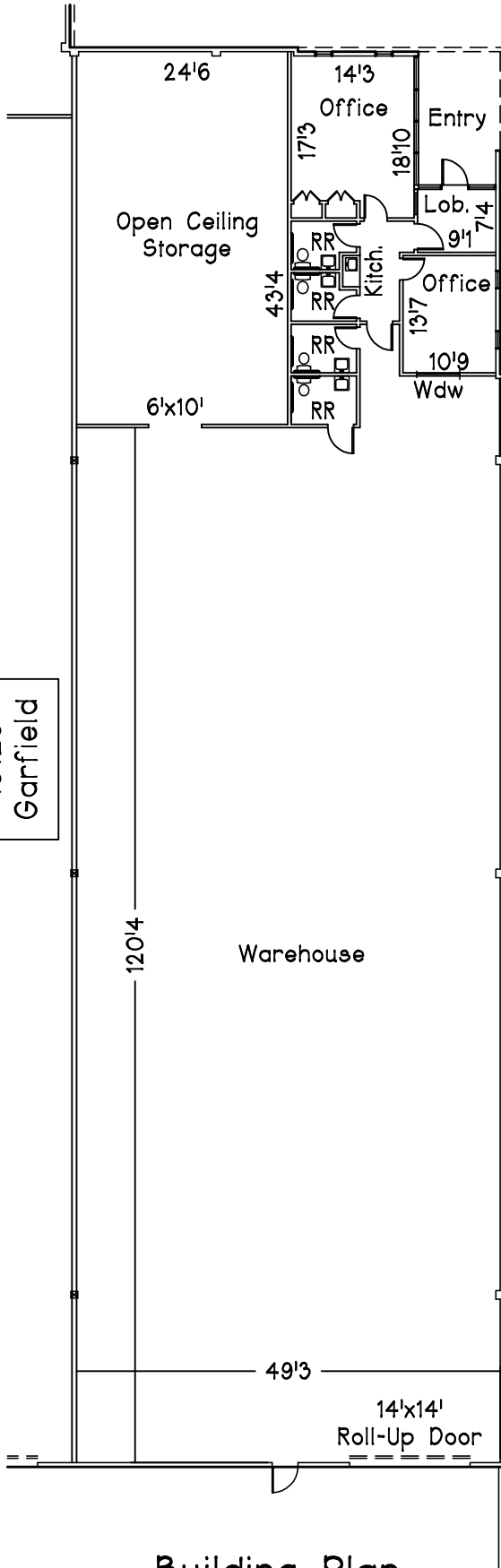


15131 Garfield Avenue  
 City of Paramount  
 California 90723



Building Footprint  
 8,250 Sq. Ft.

Ground Floor Office  
 (Excludes Wheel  
 Restrooms)  
 704 Sq. Ft.

Warehouse  
 (Including Open Ceiling  
 Storage)  
 7,546 Sq. Ft.

**SOMERSET/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) 14'x14' Ground Level Door.
- \*Warehouse: White Skrim Foiled Ceilings; 16 ft Clear Height; Fully Sprinklered; (3) 4'x8' Skylights; LED Lights; Polished and Sealed 5" Thick Concrete Slab.
- \*Utility Services: 400 Amp, 277/480 Volt, 3 Phase; Water Service Included in Gross Rent.
- \*Ground Floor Office: LED Light Fixtures; Central HVA/C, Polished and Sealed Concrete Floor w/ Vinyl Basecoat; Kitchen Unit with Microwave Outlet and Refrigerator; Monitoring Window.
- \*Exclusive Parking Stalls Plus Additional Street Parking on Garfield; Heavy Duty Asphalt & Concrete Paving.
- \*Experienced Landlord with Additional Buildings For Expansion.
- \*Property Zone M-2: Heavy Manufacturing.
- \*\*Low City Business Fees.

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

Scale: 1" = 20'-0" 225-006

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 Fountain Valley, CA 92708  
 (949) 633-1621  
 Dave@DORoberts.com

3-25-2025

Building Plan