

6433 ALONDRA BLVD

PARAMOUNT • CA 90723

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

PRICE REDUCTION!

Sale Price: \$3,207,750 (\$350 PSF)

FOR SALE
±9,165 SF INDUSTRIAL BUILDING
ON ±29,469 SF OF LAND



**CLICK/SCAN TO VIEW
DRONE VIDEO**



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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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FOR SALE
±9,165 SF INDUSTRIAL BUILDING
ON ±29,380 SF OF LAND

PROPERTY HIGHLIGHTS



Rare, Small DH
Building



Located in Quiet
Business Park



2 Minute Access
To & From 710



Comes with
Racking

6433 Alondra Blvd, Paramount, CA is a 9,165 SF warehouse/distribution building on a 0.68-acre lot. This tilt-up facility features 18' clear height, 1 ground-level and 1 dock-high door, 400A/208V power, 1,200 SF of office, and 23 parking spaces. The property is vacant, includes racking, and offers quick access to the 710 Freeway.

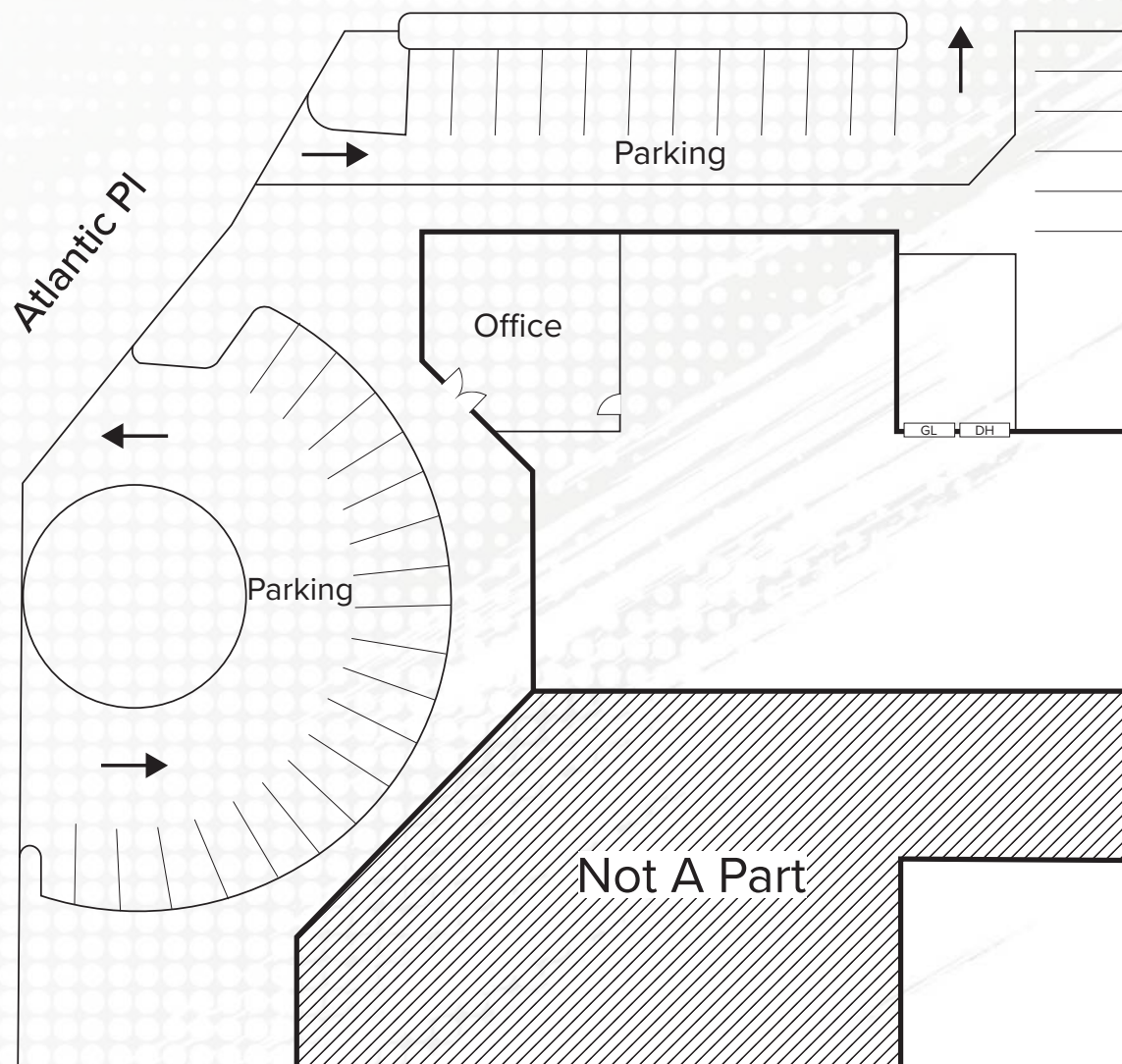
PRICE

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PROPERTY INFORMATION

Available SF	±9,165 SF
Prop Lot Size	±29,469 SF
Office Size	±1,200 SF
APN	6239-015-008
Zoning	PAM2
Year Built	1985
Construction Type	Tilt-wall
Yard	Yes
Restrooms	2
Clear Height	18'
DH/GL Doors	1 DH / 1 GL
Sprinklered	No
Power	A: 400 V: 208 Ø: 3 W: 0
Possession Date	Now
Vacant	Yes
Market/Submarket	LA South

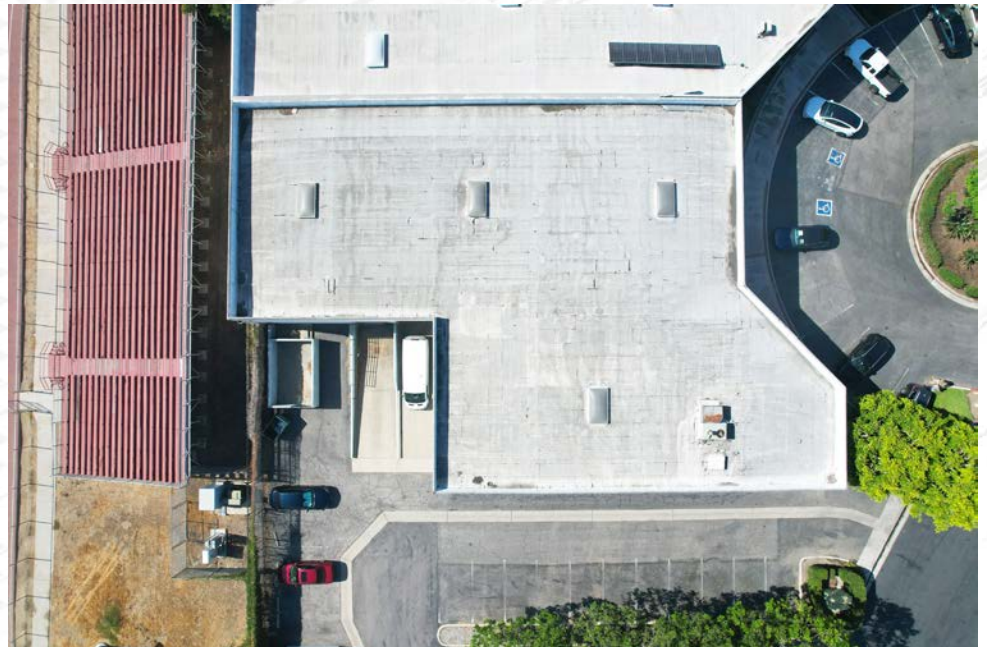
PROPERTY SITE PLAN



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710 Freeway
0.3 MILES

91 Freeway
1.4 MILES

91 Freeway
2.5 MILES

Downtown Los Angeles
16.0 MILES

BNSF Railway Hobart Yard
11.8 MILES

Los Angeles Int'l Airport
16.7 MILES

Port of Long Beach
12.3 MILES

Port of Los Angeles
15.2 MILES

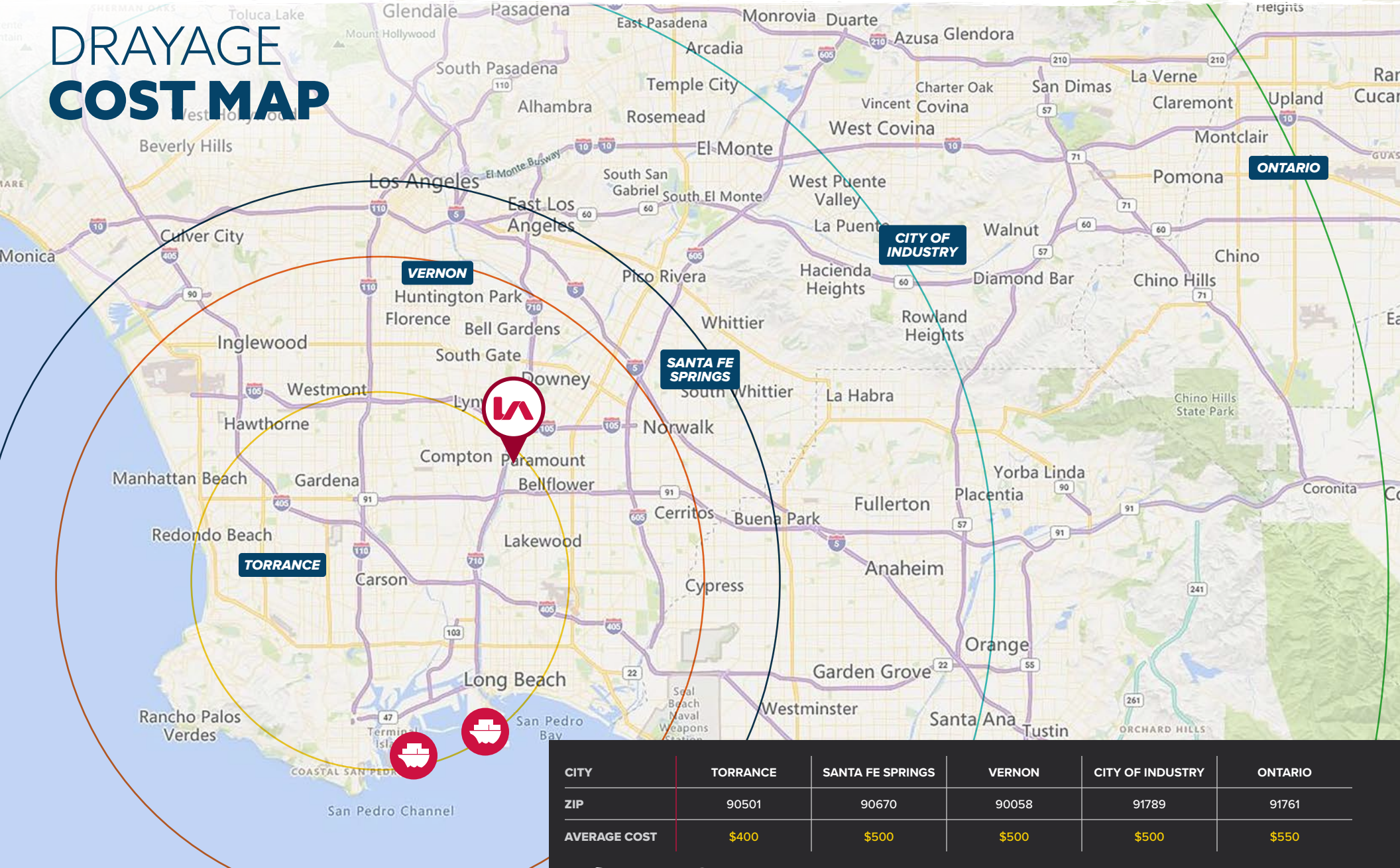
DISTANCES FROM SUBJECT PROPERTY

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DRAYAGE COST MAP



For More Information,
Please Contact ►

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.