




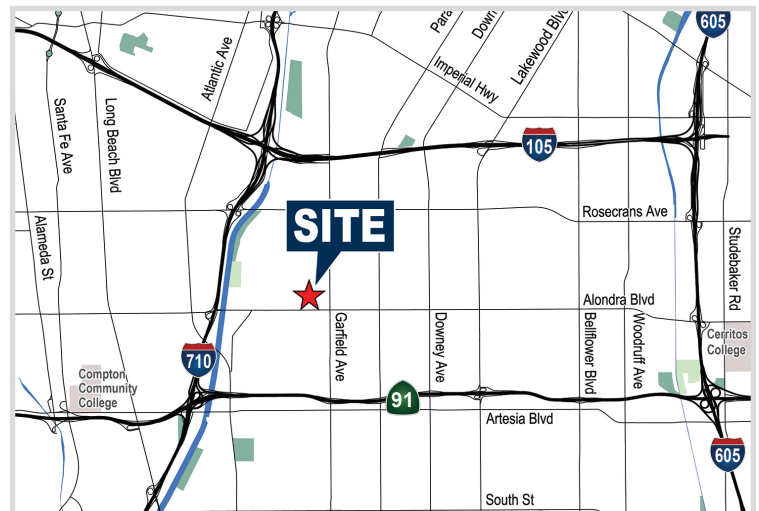
GARFIELD PACIFIC PARAMOUNT, CA

FOR LEASE



PROPERTY FEATURES

- 296,370 SF Multi-Tenant Industrial Park
- ±1,300-43,000 SF Industrial Units
- Ground Level/Dock High Loading (on select Units)
- Professionally Managed and Maintained Project
- Excellent Access to    Freeways and Port of Long Beach



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Voit
REAL ESTATE SERVICES
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Professionally Owned
and Managed By:

bendetti
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2020 Main Street, Suite 100, Irvine, CA 92614 • 949.851.5100 • 949.261.9092 Fax

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GARFIELD PACIFIC PARAMOUNT, CA

FOR LEASE

ADDRESS	UNIT SIZE	ASKING RATE PSF *	MONTHLY BASE RENT	COMMENTS
15350 Texaco Ave.	6,050 SF	\$0.95/SF NNN	\$5,748.50	Reception, Private Office, Two Restrooms, Two Oversized Ground Level Doors, 18' Minimum Warehouse Clearance, No Interior Columns, Private +/-3,500 SF Fenced Yard. Available Now.
15323 Texaco Ave.	4,017 SF	\$0.95/SF NNN	\$3,816.00	Reception, Three Private Offices, Three Restrooms, Warehouse, Ground Level Door. Available Now.
7310 Adams St. Unit H	3,360 SF	\$0.95/SF NNN	\$3,192.00	Reception, Two Private Offices, Two Restrooms, Warehouse, Ground Level Door. Available Now.
15721 Texaco Ave.	3,182 SF	\$0.75/SF NNN	\$2,387.00	Five Offices, Three Restrooms, Warehouse, Ground Level Door. Available Now.
15731 Texaco Ave.	2,575 SF	\$0.95/SF NNN	\$2,446.00	Reception, Two Large Private Offices, Office Restroom, Warehouse Restroom, Warehouse, Ground Level Door, Available Now.

**Promotional pricing for 6 months on a lease two years or longer. Lease rate after promotional pricing: \$1.20/sf NNN (15350/15323/15731 Texaco Ave./7310 Adams St. and \$1.10/sf NNN for 15721 Texaco Ave.)*

Additional \$0.23/sf applies for triple net expenses



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