




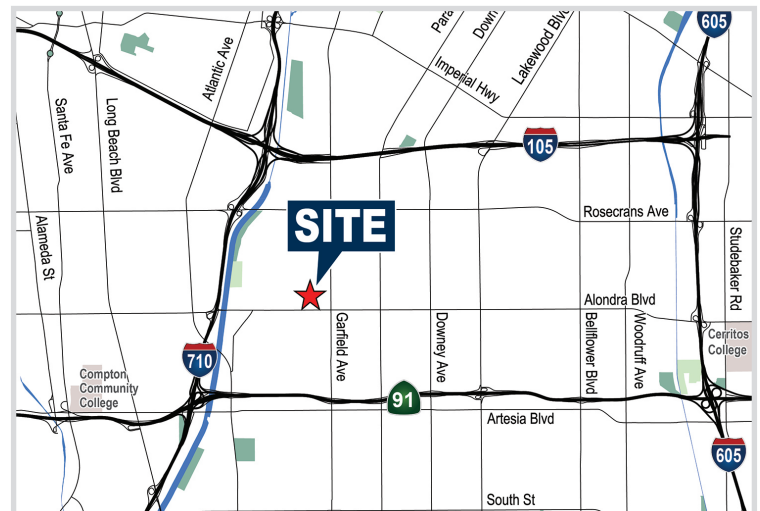
GARFIELD PACIFIC PARAMOUNT, CA

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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GARFIELD PACIFIC PARAMOUNT, CA

FOR LEASE

ADDRESS	UNIT SIZE	ASKING RATE PSF *	MONTHLY BASE RENT	COMMENTS
15733 Texaco Ave	1,680 SF	\$0.75/SF NNN	\$1,260.00	Open Office, Private Office, Warehouse, Restroom, Available Now.
7310 Adams St. Units C	1,680 SF	\$0.95/SF NNN	\$1,596.00	Reception, Two Restrooms, Warehouse, Ground Level Door. Available Now.
7310 Adams St. Unit D	1,680 SF	\$0.95/SF NNN	\$1,596.00	Reception, Two Restrooms, Warehouse, Ground Level Door. 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.

**Promotional Base Rent rate for first 6 months. Base rent for the following 6 months: \$1.25/sf NNN plus annual increases thereafter.*

Additional \$0.23/SF applies for triple net expenses



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