

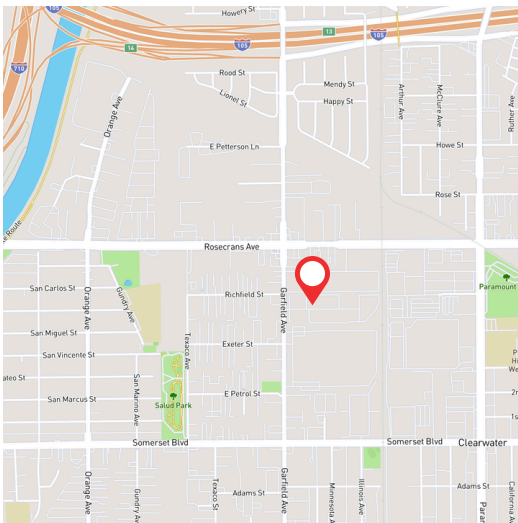


12,076 SF CLASS A - INDUSTRIAL FOR LEASE

14514 GARFIELD AVE
PARAMOUNT, CA 90723
\$0.98 NET

- \$0.27 Net Charges
- 702 SF Ground Floor Office, 908 SF Mez Storage (Included in total)
- 5 Year Minimum
- 3.00% Base Increases

LISTING FEATURES



- 13 Reserved Car Parking, includes 1 shared handicap
- 21' Clear
- Built in 1987 - Restored 2023
- (2) Dock & (1) Grade Level Loading - 60' Concrete Truckwell
- Net Expenses Includes Taxes, Insurance, CAOE
- .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
- Racks in Place for Immediate Occupancy

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

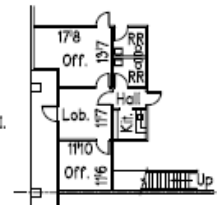
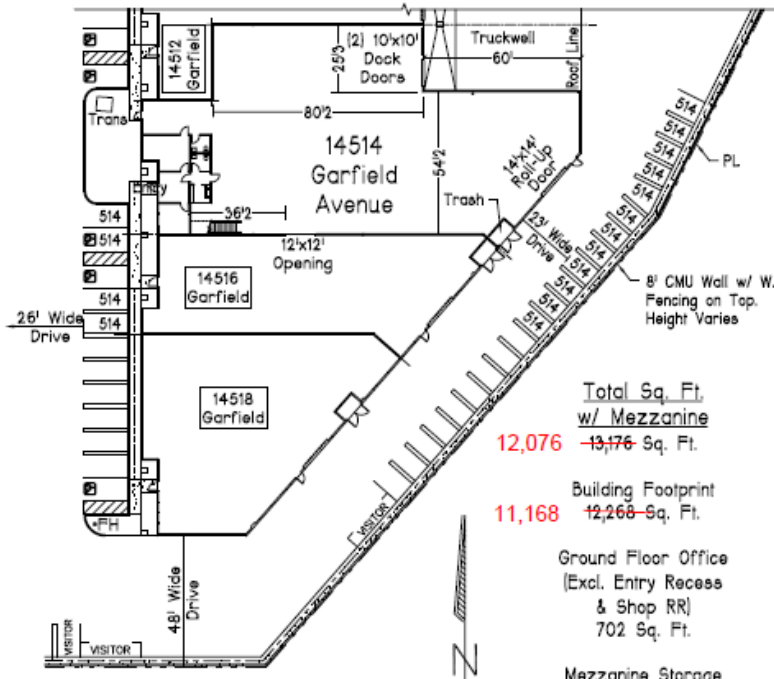


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14514 Garfield Avenue
Paramount, California 90723



1st Floor Office Plan
Scale: 1" = 30'



Mezzanine Floor Plan
Scale: 1" = 30'

Parking Summary
12¹⁵ Standard Parking
1 Handicap Parking
13 Total

Scale: 1" = 50' 17053

David O. Roberts P.E., Inc.
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Fountain Valley, CA 92706
(714) 684-3138
Email: dave@DORoberts.com

4-10-2018

Lyons Business Center

- *Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features, Developed by Lyons & Lyons Properties.
- *Loading: Overnight 60' Concrete Truckwell Deck w/ Large 110' Turnaround Radius; (2) 10'x10' Dock High Doors & 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; Foiled Ceilings; 19'7" Clear Height; 3X Secured Vented Skylights including 2X Smoke Vent Skylights; Antique White Walls; Fluorescent Lights; 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; Central HVAC; Kitchen Unit with Microwave; Monitoring Windows & Oak Accents.
- *Mezzanine Storage w/ 125 PSF Capacity, can be built-out as Additional Office Subject to City Staff Approval.
- *Exclusive Parking Stalls (Indicated by 514); Heavy Duty Asphalt Paving.
- *Secured Concrete Trash Enclosure Vault.
- *Experienced Landlord with Additional Buildings for Expansion.
- *Property Zone M-2: Heavy Manufacturing.
- *Low City Business Fees.

**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

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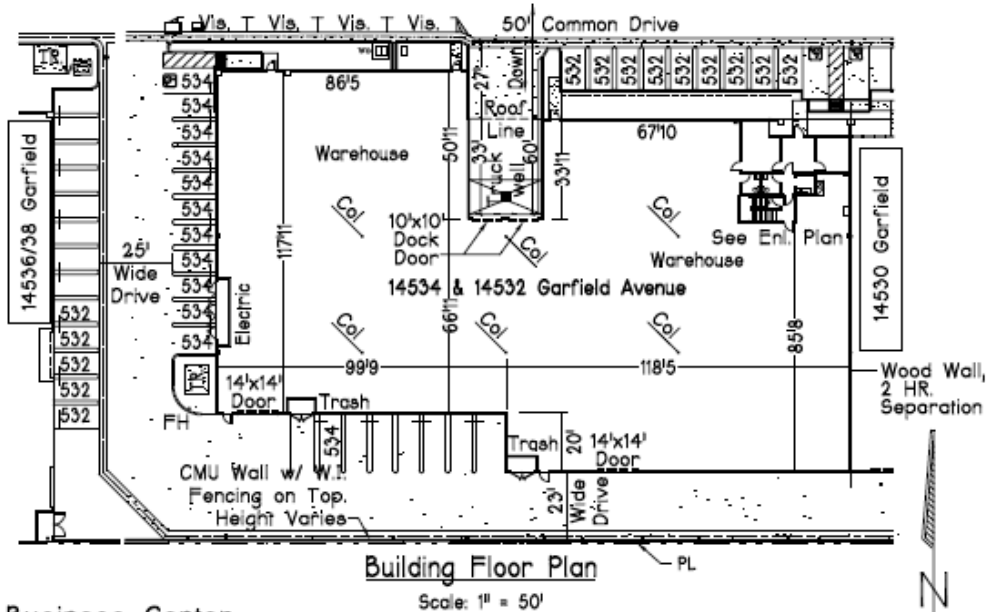


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14534 & 14532 Garfield Avenue Paramount, California 90723

Address	Total Area w/ Mezzanine	Building Footprint	1st Floor Office (Excl. Entry Recess, Shop RR)	Mezzanine Office (Incl. Landing)	Mezzanine Storage	Parking Summary	
						Standard	HC
14532	15,480 S.F.	14,524 S.F.	884 S.F.	956 S.F.	-	14	0
14534	11,688 S.F.	11,688 S.F.	-	-	-	11	1
Total	27,168 S.F.	26,212 S.F.	884 S.F.	956 S.F.	-	26	

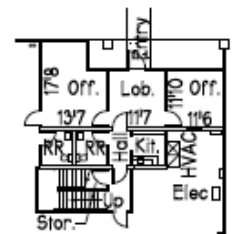


Lyons Business Center

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- *Loading: Overnight 60' Concrete Truckwell Dock w/ Large 110' Turnaround Radius; (2) 10'x10' Dock High Doors & Clear Path to Common Drive and (2) 14'x14' Ground Level Doors.
- *Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); 45/3000 Fire Sprinklers; Foiled Ceilings; 21' Clear Heights; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; Antique White Walls; LED Lights; Polished and Sealed 5" Thick Reinforced Concrete Slab.
- *(2) Utility Services: 400 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity; 2" Heavy Duty Water Service; Natural Gas Stubbed.
- *14532 Ground Floor Office w/ Spacious 9' Ceilings; Central HVAC; Kitchen Unit with Microwave Outlet; Monitoring Windows.
- *14532 Enclosed Mezzanine Office w/ Sprinklers; HVAC; 8' Hi Ceiling; 2'x4' LED Fixtures; Finished Walls over Concrete; Monitoring Windows; w/ VCT Flooring and Vinyl Basecoat.
- *Exclusive Parking Stalls (Indicated by 532 & 534); Heavy Duty Concrete Paving.
- *(2) Secured Concrete Trash Enclosure Vaults.
- *Experienced Landlord with Additional Buildings for Expansion.
- *Property Zone M-2: Heavy Manufacturing. *Low City Business Fees.



Mezz. Floor Plan



Ground Floor Plan
14532 Garfield

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Alternative floor plan w/ 14532 office included & 14534 office removed

9-29-2025, 17053

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