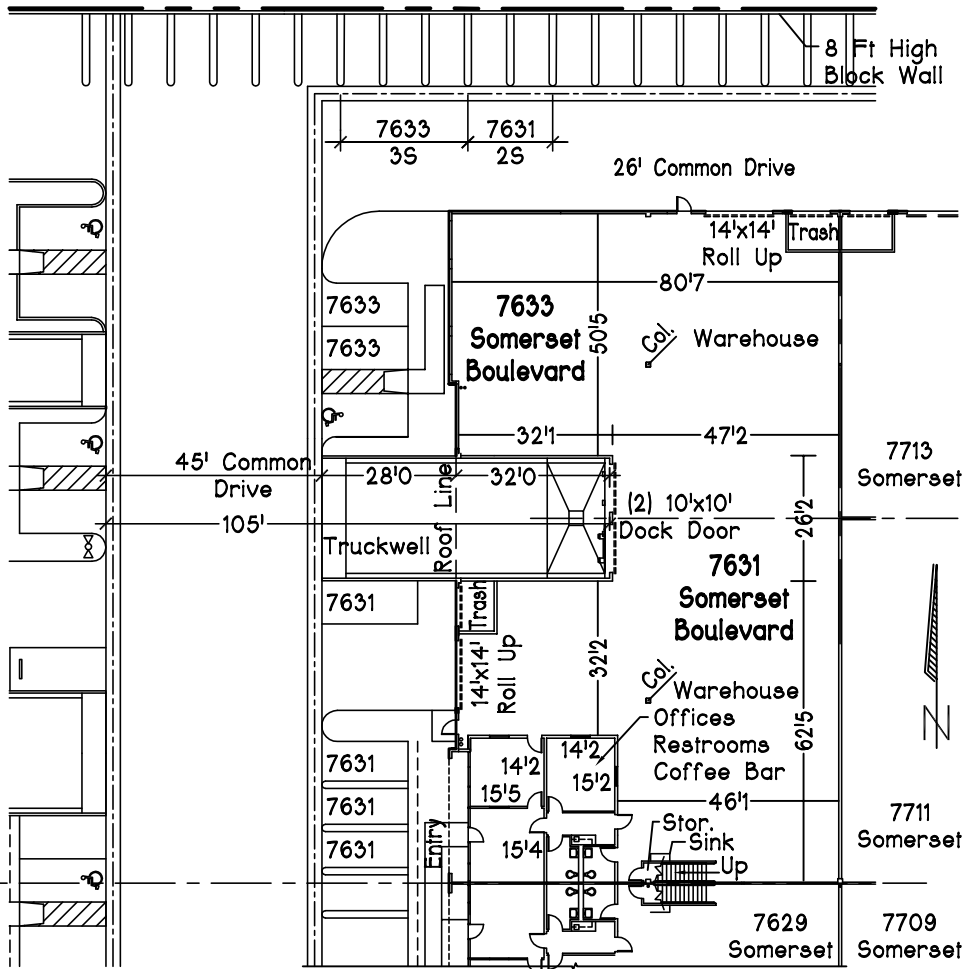
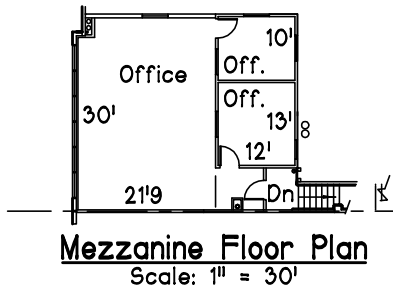


7631 & 7633
Somerset Boulevard
City of Paramount
California 90723



SOMERSET BUSINESS CENTRE

- Combined 7631 & 7633 Somerset
- *Quality Concrete Tilt-up Distribution/ Manufacturing Facility w/ Many Extra Features Developed by Lyons & Lyons Properties.
- *Loading: (2) Overnight 60' Concrete Truckwell Docks each w/ a Large 105' Turnaround Radius; (2) 10'x10' Dock High, (2) 14'x14' Ground Level Doors.
- *Warehouse/Production: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); .45/3000 Fire Sprinklers; White Skrim Covered Ceilings; Sealed 5" Thick Reinforced Concrete Slab; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; 21' Clear Height; Pearl White Walls; Fluorescent Lights.
- *Utility Service:
7631 - 200 Amp, 277/480V, 3 Phase, 4 Wire
7633 - 200 Amp, 277/480V, 3 Phase, 4 Wire with add'l conduit capacity each unit; Natural Gas Stubbed; 2" Heavy Duty Water Service.
- *Ground Floor Offices w/ Spacious 9' Ceilings; Central HVAC; Kitchen Unit with Microwave Outlet; Monitoring Windows; Polished Concrete Floor & Vinyl Basecove, Remote Controlled Exterior Metal Office Security Curtains.
- *Mezzanine Office w/ Sprinklers; HVAC; 8' Ceilings; Monitoring Windows; Vinyl Flooring & Basecove.
- *Exclusive Parking Stalls (noted as 7631 & 7633); Heavy Duty Asphalt Paving;
- *(2) Secured Concrete Trash Enclosure Vaults.
- *Experienced Landlord with Additional Buildings For Expansion.
- *Property Zone M-2: Heavy Manufacturing.
- *Low City Business Fees.

Building Summary

Area	7631 Somerset	7633 Somerset	7631 & 7633 Somerset Combined
Footprint and Mezzanine	7,180 Sq. Ft.	5,174 Sq. Ft.	12,354 Sq. Ft.
Footprint	6,122 Sq. Ft.	5,174 Sq. Ft.	11,296 Sq. Ft.
Ground Floor Office (excl. entry & shop RR)	899 Sq. Ft.	0 Sq. Ft.	899 Sq. Ft.
Mezzanine Office (incl. landing)	1,058 Sq. Ft.	0 Sq. Ft.	1,058 Sq. Ft.

Parking Summary

Parking Space	7631 Somerset	7633 Somerset	7631 & 7633 Somerset Combined
Standard	6 Spaces	5 Spaces	11 Spaces
Compact	0 Spaces	0 Spaces	0 Spaces
Handicap	0 Spaces	0 Space	0 Space
Total	6 Spaces	5 Spaces	11 Spaces

David O. Roberts P.E., Inc.
17280 Newhope St., #17
Fountain Valley, CA 92708
(949) 633-1621
Dave@DORoberts.com