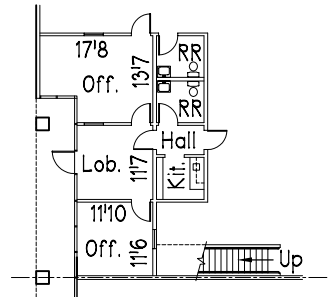
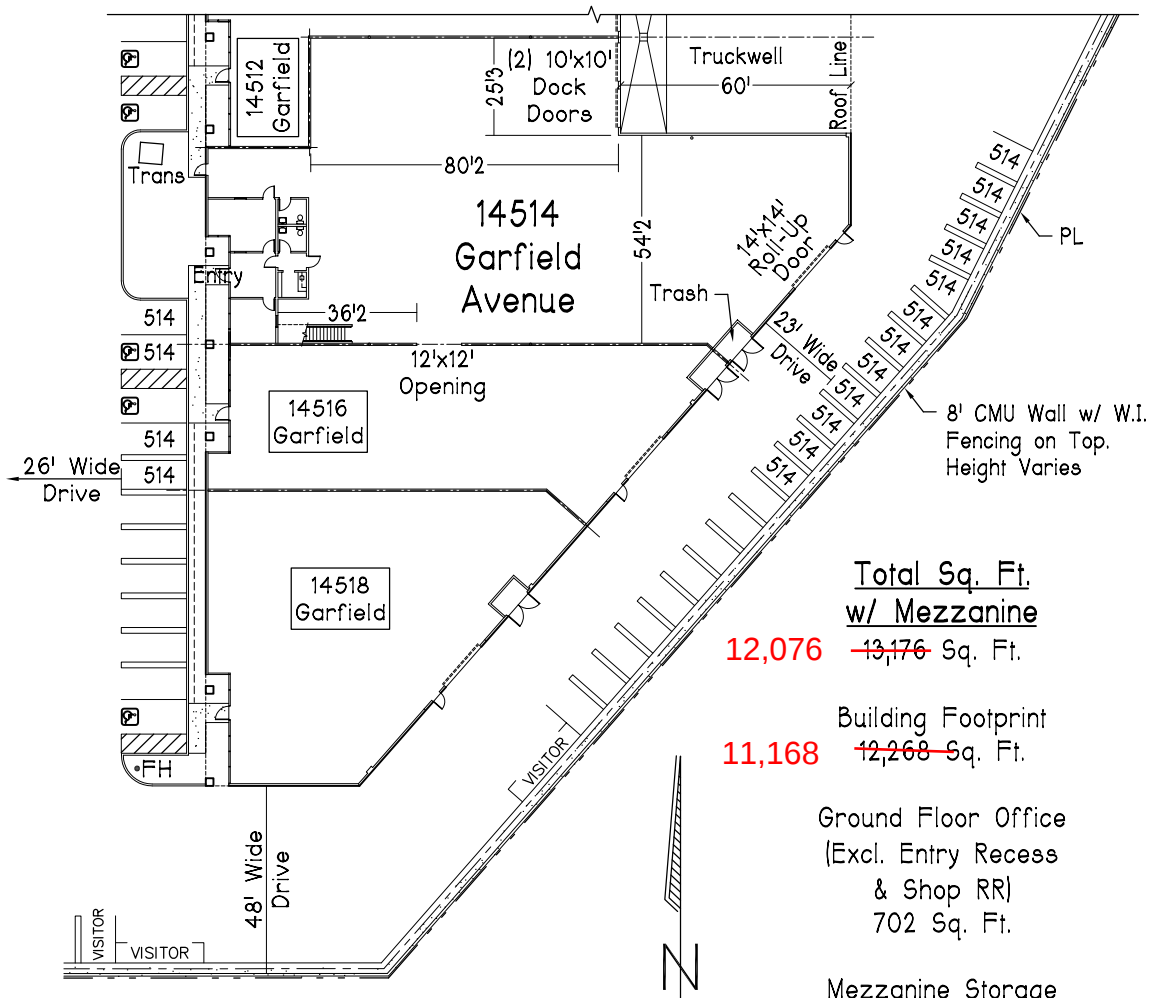


14514 Garfield Avenue Paramount, California 90723



1st Floor Office Plan

Scale: 1" = 30'

**Total Sq. Ft.
w/ Mezzanine**

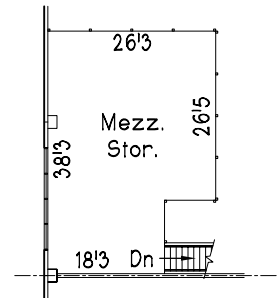
12,076 ~~13,176~~ Sq. Ft.

Building Footprint

11,168 ~~12,268~~ Sq. Ft.

**Ground Floor Office
(Excl. Entry Recess
& Shop RR)
702 Sq. Ft.**

**Mezzanine Storage
908 Sq. Ft.**



Mezzanine Floor Plan

Scale: 1" = 30'

Lyons Business Center

- *Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features, Developed by Lyons & Lyons Properties.
- *Loading: Overnight 60' Concrete Truckwell Dock 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; 3% Secured Vented Skylights including 2% 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.

Parking Summary

12 ~~15~~ Standard Parking
1 Handicap Parking

13 Total

Scale: 1" = 50'

17053

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4-10-2018