



8,855 SF CLASS A - INDUSTRIAL FOR LEASE

7707 SOMERSET BLVD.
PARAMOUNT, CA 90723

\$1.35 NET

- \$0.20 Net Charges
- 899 sf 1st Floor Office, 1,053 sf Mez Storage (Included in total)
- 5 year minimum
- 3.50% annual increases

LISTING FEATURES



- 10 Reserved Car Parking, includes 1 handicap
- 21' Clear
- Built in 1991 - Restored in 2020
- (1) Dock & (1) Grade Level Doors - Overnight 60' Concrete Truckwell
- .45/3000 Sprinklers w/ Smoke Vents; 200 Amp, 480/277 Volt, 3 Phase, 4 Wire w/ Add'l Conduit Capacity
- Natural Gas Stubbed; 2" Heavy Duty Water Service
- Property Zoned: M-2 Heavy Manufacturing
- Experienced Landlord w/ Additional Buildings for Expansion
- Excellent Freeway Access
- Available June 1, 2024

LYONS & LYONS PROPERTIES
Chuckie Lyons - Broker Lic. 00625110
Colin O'Brien - Lic. 02145353
Arianne Lyons O'Brien - Lic. 01782526



(310) 414-4500
 colin@lyonsandlyons.net
 arianne@lyonsandlyons.net

WWW.LYONSANDLYONS.NET
 880 Apollo Street, Suite 227
 El Segundo, CA 90245

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

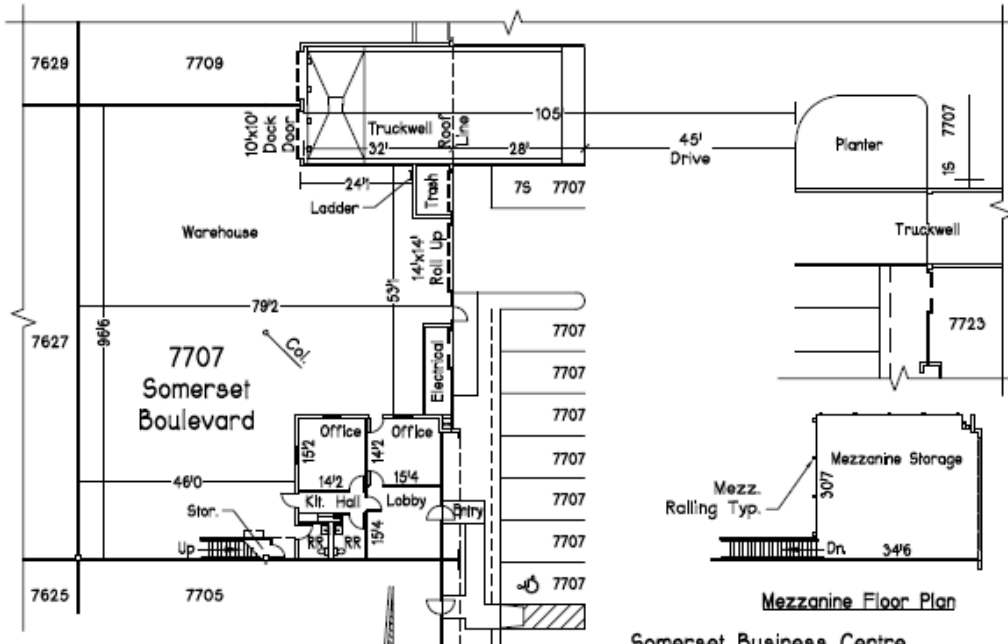
RESTORED 7707 Somerset Blvd. City of Paramount California 90723

Total Sq. Ft.
w/ Mezzanine
8,855 Sq. Ft.

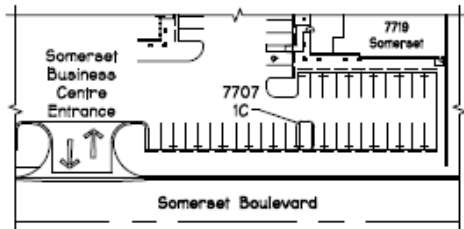
Footprint
7,802 Sq. Ft.

Ground Floor Office
(excluding entry
& shop RR)
899 Sq. Ft.

Mezzanine Storage
1,053 Sq. Ft.



Parking Summary
9 Standard Parking
1 Handicap Parking



**Location of Entrance
Parking Space**
Scale: 1" = 100'

Scale: 1" = 30' 19040
David O. Roberts P.E., Inc.
17280 Newhope St., #17
Fountain Valley, CA 92708
(949) 633-1621
Dave@DORoberts.com

1-11-2024

- *Quality Concrete Tilt-up Distribution/Manufacturing Facility w/ Many Extra Features, Developed by Lyons & Lyons Properties.
- *Loading: Overnight 60' Concrete Truckwell Dock w/ Large 105' Turnaround Radius; (1) 10x10' Dock High Door & Clear Path to Common Drive and (1) 14x14' Ground Level Door.
- *Warehouse: High Piled Storage & Class 4 Commodity Rating (Class 5 Possible); .45/3000 #196 Sprinklers; White Skrim Foil Ceilings; 21'-0" Clear Height; 3x Secured Vented Skylights Including 2x Smoke Vent Skylights; Antique White Walls; T5 Fluorescents or LED Lights; Polished and Sealed 5" Thick Reinforced Concrete Slab.
- *Utility Services: 200 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 Outlet; Monitoring Windows; Polished Concrete Floor & Vinyl Basecoat; Remote Controlled Exterior Metal Office Security Curtains.
- *Mezzanine Storage w/ 125 PSF Capacity with VCT Flooring and Vinyl Basecoat; can be built-out as Additional Office Subject to City Staff Approval.
- *Exclusive Parking Stalls (Indicated by 7707); 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.

Industrial Park Highlights

- Serene/colorful lush landscaping with seasonal changes, and drought tolerant plants (hybrid tropical/desert plants)
- White roofs – better for keeping warehouse cool
- Curb mounted smoke hatch vented skylights
- Electric and manual roll down gates for exterior of glass storefronts
- Security cameras & AI monitoring system
- EV Charging Station
- New HVAC units

Upcoming Planned Initiatives

- Two Front Entrance Security Gates

LYONS & LYONS PROPERTIES
Chuckie Lyons - Broker Lic. 00625110
Colin O'Brien - Lic. 02145353
Arienne Lyons O'Brien - Lic. 01782526



(310) 414-4500
 colin@lyonsandlyons.net
 arienne@lyonsandlyons.net

WWW.LYONSANDLYONS.NET
 880 Apollo Street, Suite 227
 El Segundo, CA 90245