

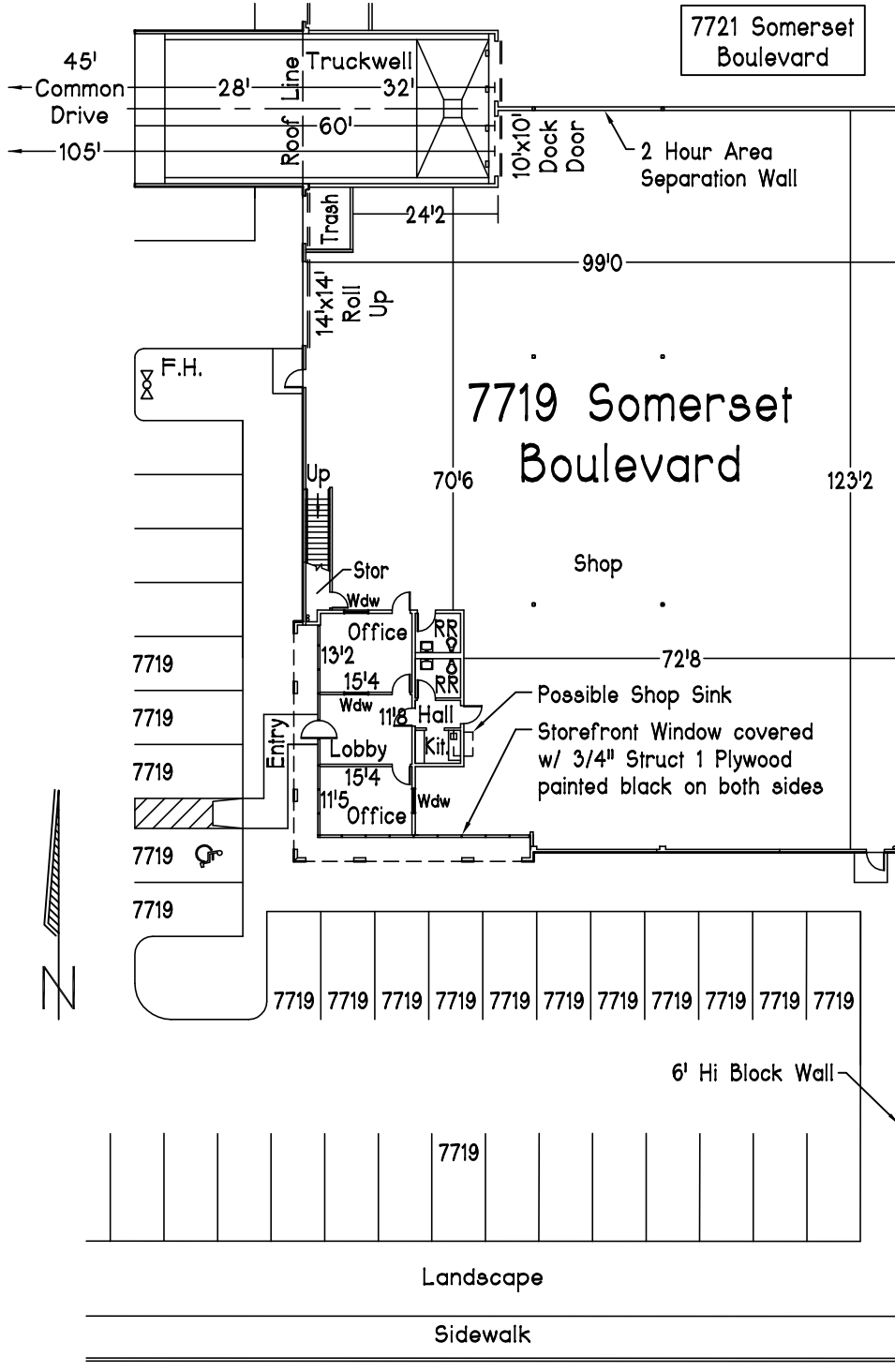
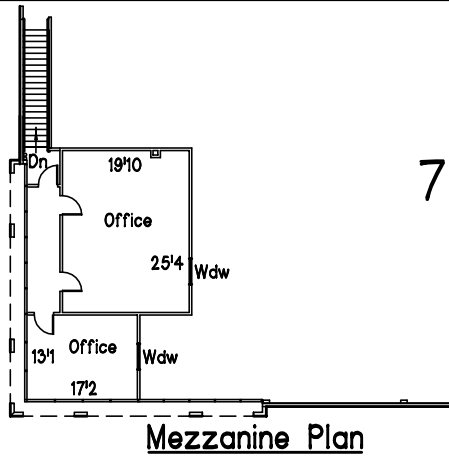
RESTORED

7719 Somerset Boulevard
 City of Paramount
 California 90723

Somerset Business Centre

Parking Summary

16 Standard Parking
 1 Handicap Parking



- *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) 10'x10' Dock High Door & 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; White Skrim Foil Ceilings; 21'-0" Clear Height; 3% Secured Vented Skylights including 2% Smoke Vent Skylights; Antique White Walls; T5 Fluorescents or LED Lights; Polished and Sealed 5" Thick Reinforced Concrete Slab.
- *Utility Services: 800 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 Basecove.
- *Mezzanine Storage w/ 125 PSF Capacity with VCT Flooring and Vinyl Basecove; can be built-out as Additional Office Subject to City Staff Approval.
- *Exclusive Parking Stalls (Indicated by 7719); 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.

Footprint
 12,518 Sq. Ft.

Ground Floor Office
 (Excl. entry and shop RR)
 764 Sq. Ft.

Mezzanine Office
 (Incl. Landing)
 905 Sq. Ft.

**Total Sq. Ft.
 w/ Mezzanine**
 13,423 Sq. Ft.

Scale: 1" = 30' 19040

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7-10-2024

Somerset Blvd.