

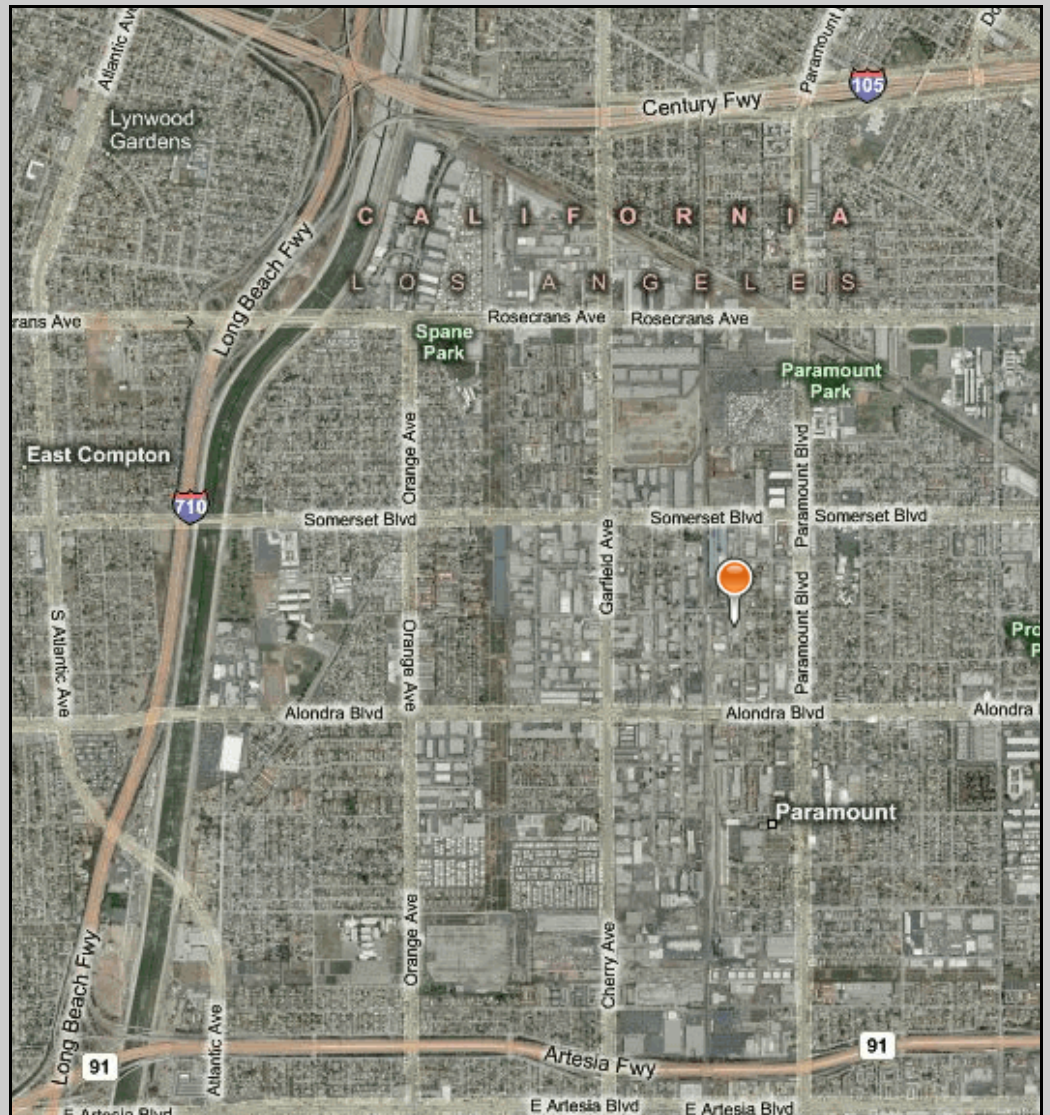
**FOR LEASE or SALE**  
**5,000 Sq Ft**  
**NEWLY REMODELED**  
**15523 Vermont Ave.,**  
**Paramount, CA 90723**



- **Purchase Price: ~~\$650,000~~ \$595,000**  
**Seller may carry**
- Lease Rate: \$0.60 per square foot per month plus NNN (approx \$0.15 per sq ft per month)
- Newly Remodeled with new: roof, a/c, paint, plus more.
- Free Standing- Light Industrial / Manufacturing
- 18' ceilings, with 13' roll up door. Lot size approx 7,497 sq feet.

DEMOGRAPHICS	1 Mile	3 Miles	5 miles
Population	32,495	322,144	745,760
Average HH Income	\$58,685	\$62,092	\$66,770

Fantastic free standing location. Light Industrial / Manufacturing / location. Excellent for Owner/User or for Investment. 5,000 square feet [including approx 1,300 sq feet of offices]. 18' ceiling. Including approx a total of 1,300 sq feet of mezzanine not included in sq feet. High power output (440 amps). Three restrooms. Zoned M1 light industrial. 13' roll up door. Completely secured with fence.



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References to square footage or age are approximate. Buyer/Lessee must verify the information and bears all risk of any inaccuracies.