

38,240 SF COMPRISED OF TWO FREE-STANDING BUILDINGS



**FOR LEASE
TOGETHER OR SEPARATELY
7007 & 7027 MOTZ ST.
PARAMOUNT | CA**

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PROPERTY HIGHLIGHTS

AERIAL

7007 Motz St, | Paramount, CA – 19,121 SF

FEATURES

- Excellent Manufacturing/Assembly Facility
- Fenced Yard
- 19' Clear Ceilings
- 4 Ground Level Doors (12w x 14h)
- Sprinklered
- Updated LED Lighting
- M-2 Heavy Manufacturing Zoning
- Distributed Airlines
- Distributed Power - 3 Phase (600 amps and 400 amps)
- Gas Service Available
- Immediate Access to 710/91/105 Freeways
- Business Park Environment
- Approximately 1,322 SF, Two-Story Office Space

7027 Motz St, | Paramount, CA – 19,120 SF

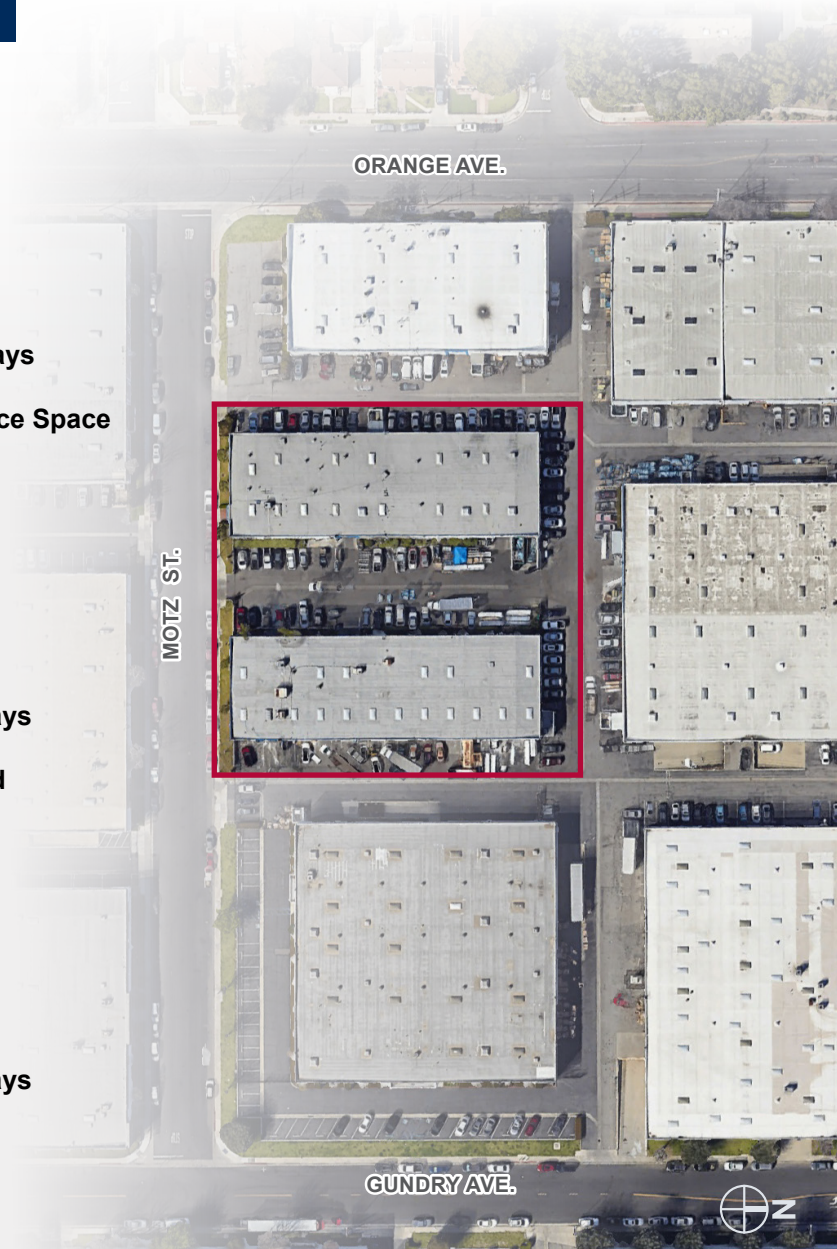
FEATURES

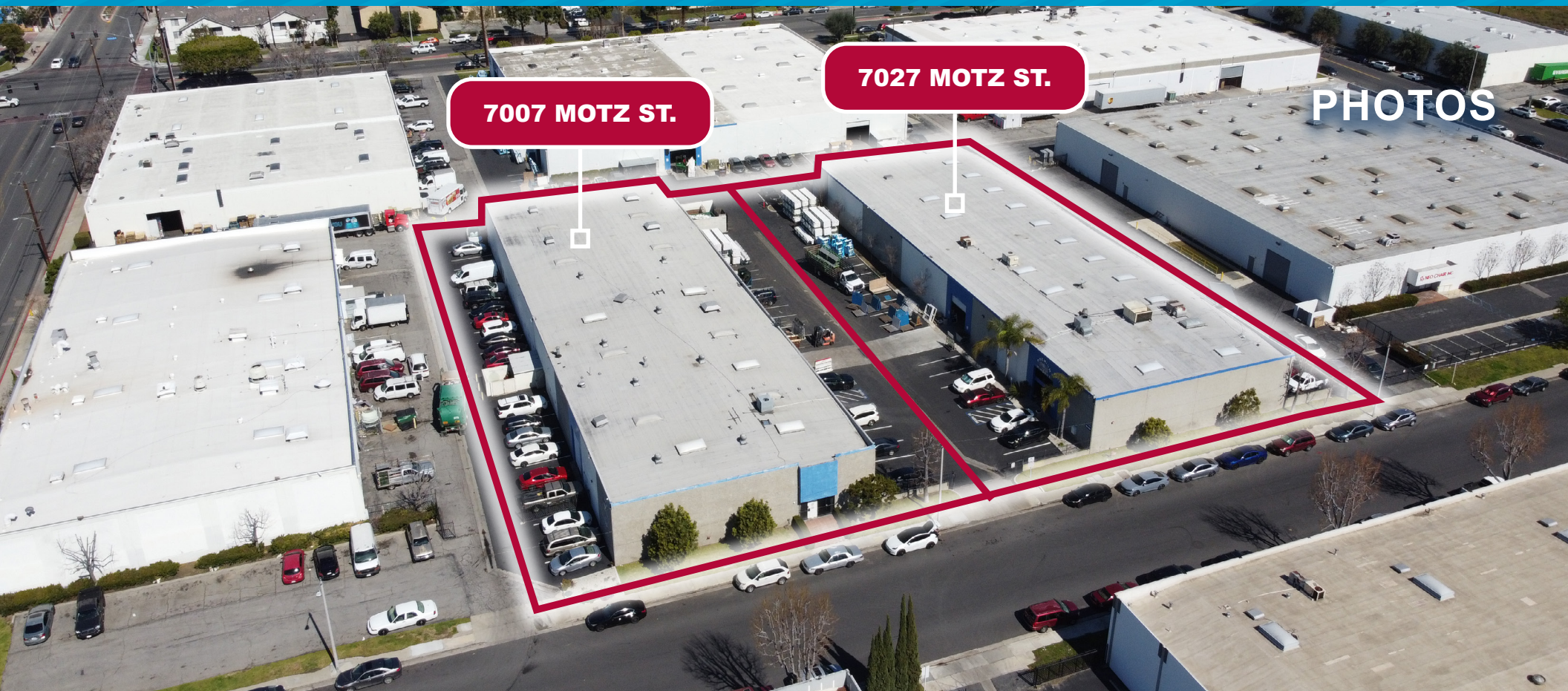
- Excellent Manufacturing/Assembly Facility
- 19' Clear Ceilings
- Fenced Yard
- 6 Ground Level Doors (12w x 14h)
- Possible Dock-High Loading Position Available
- Sprinklered
- M-2 Heavy Manufacturing Zoning
- Distributed Airlines
- Distributed Power - 3 Phase (800 amps)
- Gas Service Available
- Immediate Access to 710/91/105 Freeways
- Business Park Environment
- Approximately 2,741 SF, Well-Appointed Executive Offices

7007 & 7027 Motz St, | Paramount, CA – 38,240 SF

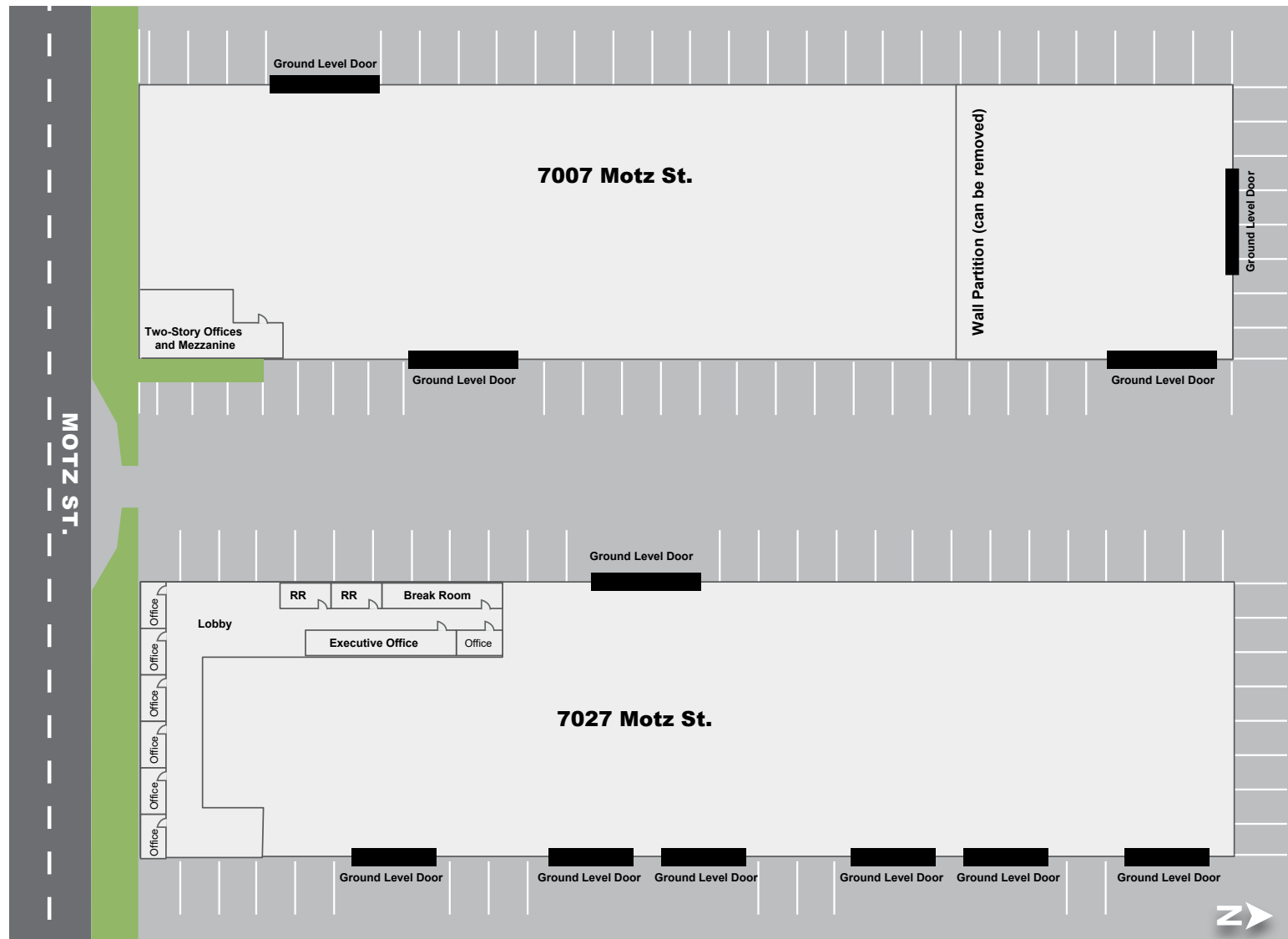
FEATURES

- Excellent Manufacturing/Assembly Facility
- Fenced Yard
- 19' Clear Ceilings
- 10 Ground Level Doors (12w x 14h)
- Sprinklered
- M-2 Heavy Manufacturing Zoning
- Distributed Airlines
- Distributed Power - 3 Phase (1,800 amps)
- Gas Service Available
- Immediate Access to 710/91/105 Freeways
- Business Park Environment
- Approximately 4,063 SF of Office Space





SITE PLAN



NOT TO SCALE