

15333 – 15337 ILLINOIS AVE | PARAMOUNT, CA 90723

*3 UNIT INDUSTRIAL PROPERTY FOR SALE | SOUTHLAND MARKET | SOUTH BAY



PROPERTY HIGHLIGHTS

- **MULTI TENANT INCUBATOR UNITS.** Three fully demised units comprise this hard to find asset in LA County. Each unit has its own private and secured yard space. Additionally, a new roof was installed in 2019.
- **FLEXIBILITY.** The Property allows for an owner/user to occupy 1 or more units in the future. It also features a M2 zone, which is the most inclusive zone within the City of Paramount and that is usable for a variety of uses.
- **CONNECTIVITY.** The Property is adjacent to four major freeways (91/105/605 & 710) and only 10 Miles from the Ports of Long Beach and Los Angeles.



PROPERTY DETAILS

Address:	15333-15337 Illinois Ave Paramount, CA 90723
County:	Los Angeles
APN:	6240-017-020
Available Area:	9,600 SF
Office Area:	1,665 SF or 555 SF in Each Unit
Land Area:	15,003 SF
Sale Price:	\$2,800,000 \$292 PSF 4.82% Cap Rate
Construction:	Concrete Block
Year Built:	1998
GL:	5
Zoning:	M2, City of Paramount

