




# FOR LEASE

14925 GWENCHRIS CT  
PARAMOUNT | CA 90723



±10,685 SF  
SQUARE FEET



930  
OFFICE SF



18 ft  
CLEAR HEIGHT



1  
GL DOOR

FOR MORE INFORMATION PLEASE CONTACT:

**JEFF THOMPSON**  
**VICE PRESIDENT**

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CADRE #00833131

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



±10,685 SF INDUSTRIAL

±10,685 SF

INDUSTRIAL

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### PROPERTY FEATURES

- ±10,685 SF Available For Lease
- Excellent Paramount Location
- 400 Amps, 3 Phase
- Industrial Park Setting
- Fire Sprinklers
- PAM2 Zoning
- Easy Access to 91/710/605 Fwy
- Available 7/1/24 Advanced Notice to Tour
- \$1.40 / SF Gross
- \$0.02 / SF OPEX

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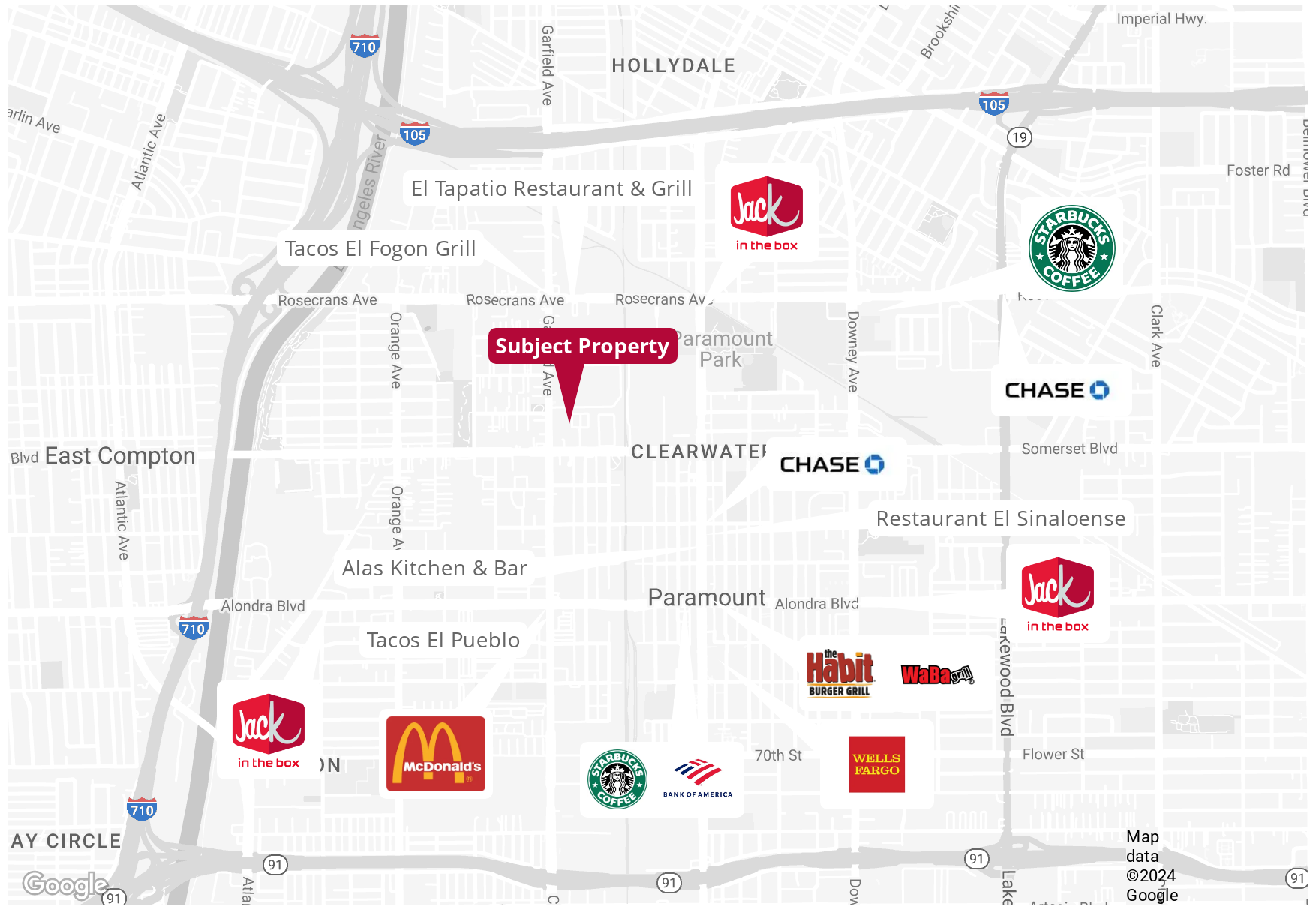
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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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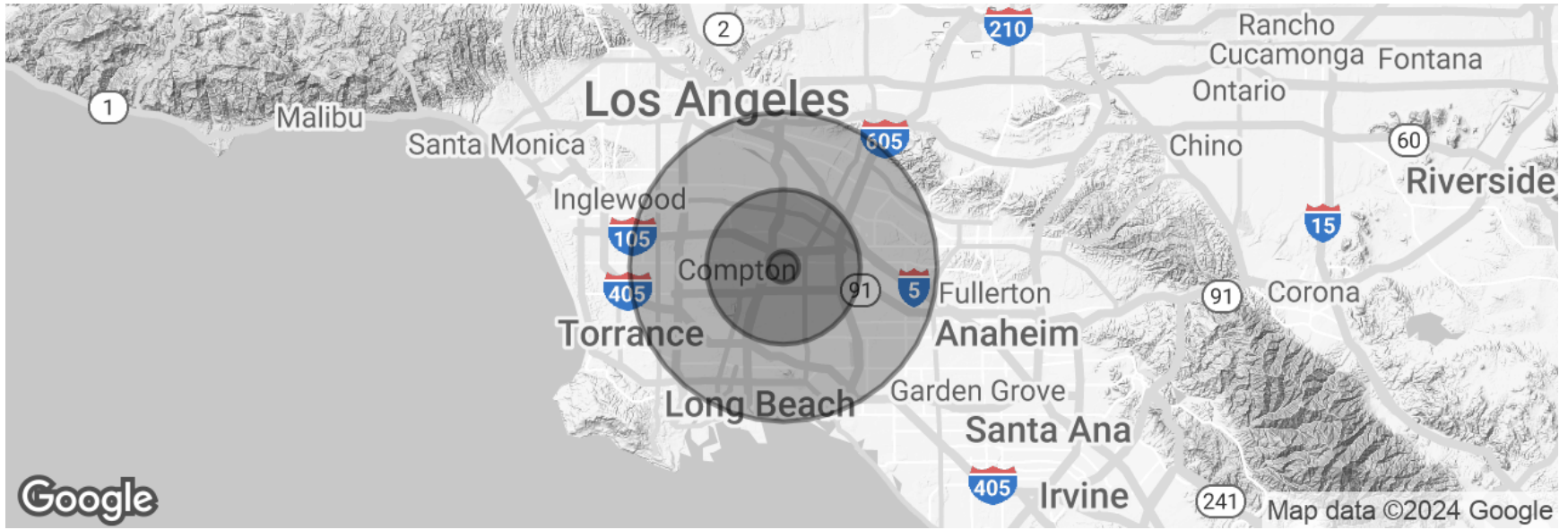




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	31,968	803,965	2,965,658
Average Age	31.1	33.8	35.0
Average Age (Male)	30.4	32.8	33.9
Average Age (Female)	31.8	34.9	36.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,666	227,145	891,356
# of Persons per HH	3.7	3.5	3.3
Average HH Income	\$64,493	\$77,896	\$78,814
Average House Value	\$351,746	\$446,988	\$482,142

\* Demographic data derived from 2020 ACS - US Census

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