





FOR LEASE

14931 GWENCHRIS COURT
PARAMOUNT | CA 90723



±13,632 SF
SQUARE FEET



2,400
OFFICE SF



18 ft
CLEAR HEIGHT



2
DOORS

FOR MORE INFORMATION PLEASE CONTACT:

JEFF THOMPSON
VICE PRESIDENT

P: 213.270.2238

jeff.thompson@daumcommercial.com

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.



±13,632 SF INDUSTRIAL

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PROPERTY FEATURES

- ±13,632 SF Available For Lease
- Excellent Paramount Location
- Outstanding Offices
- Industrial Park Setting
- 400 Amps, 3 Phase Power
- Fire Sprinklers
- PAM2 Zoning
- Easy Access to 91/710/605 Fwy
- Available 7/1/24 Advanced Notice to Tour
- \$1.36 / SF Gross
- \$0.02 / SF OPEX

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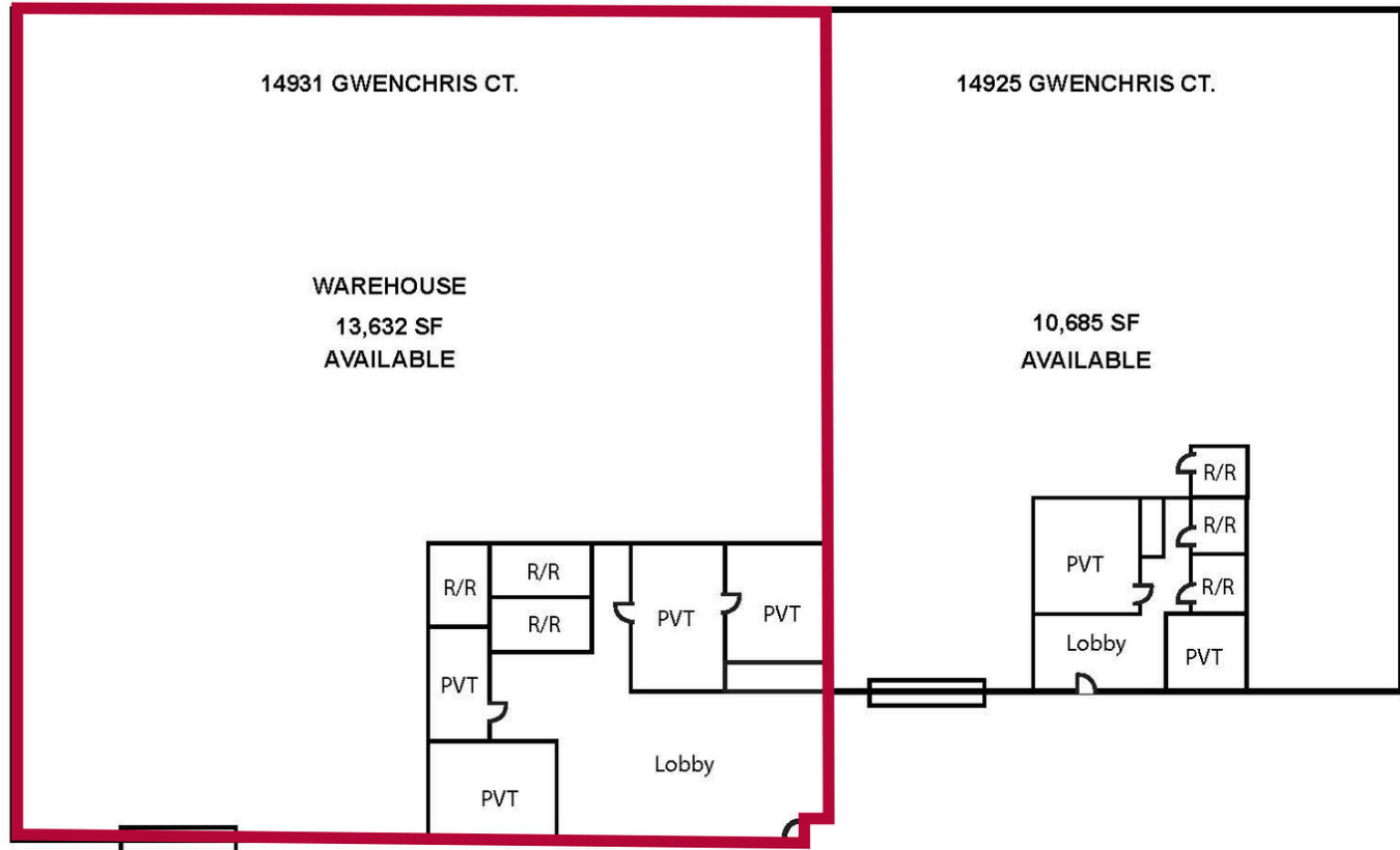
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DAUM
COMMERCIAL REAL ESTATE SERVICES

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*NOT TO SCALE

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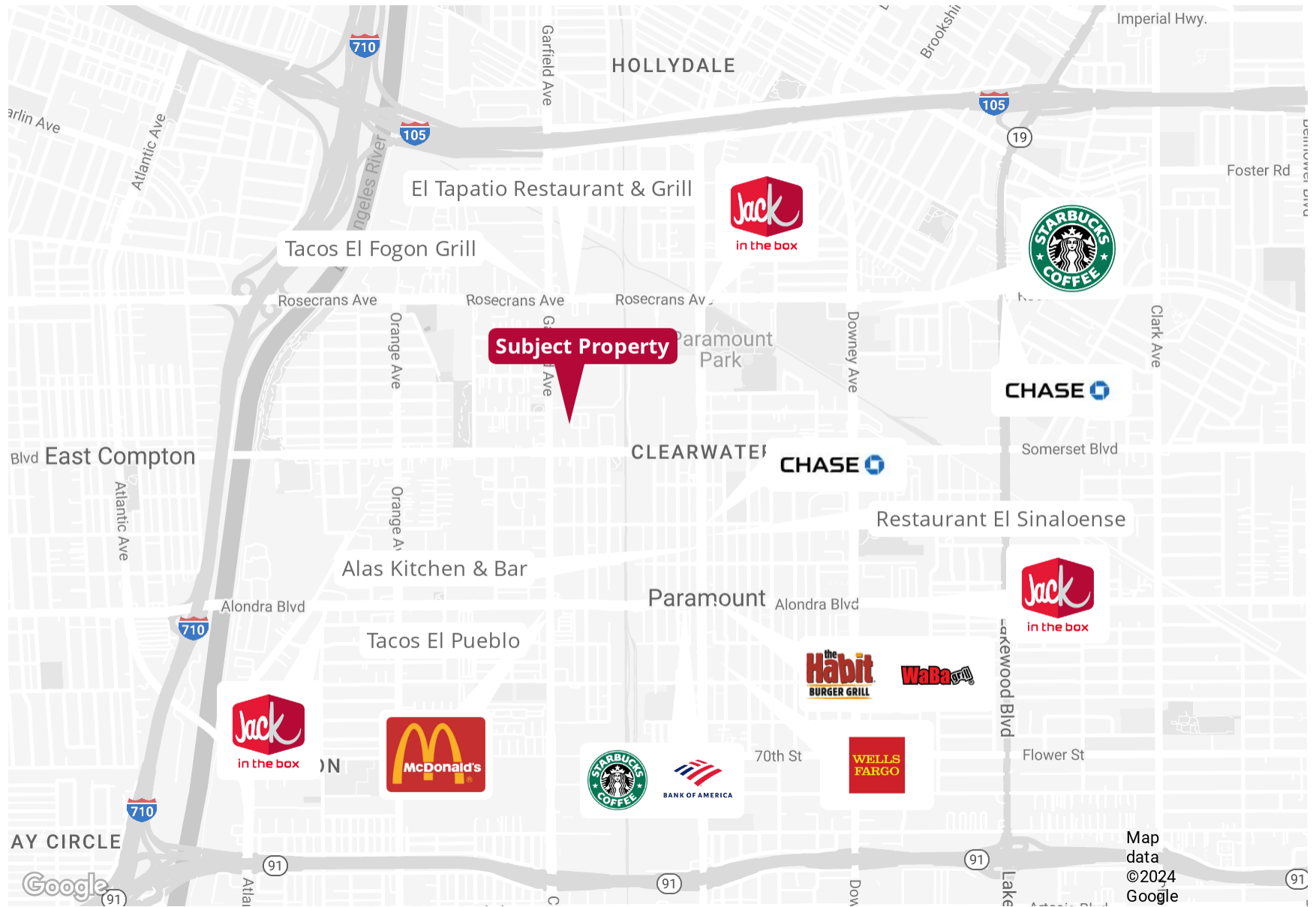
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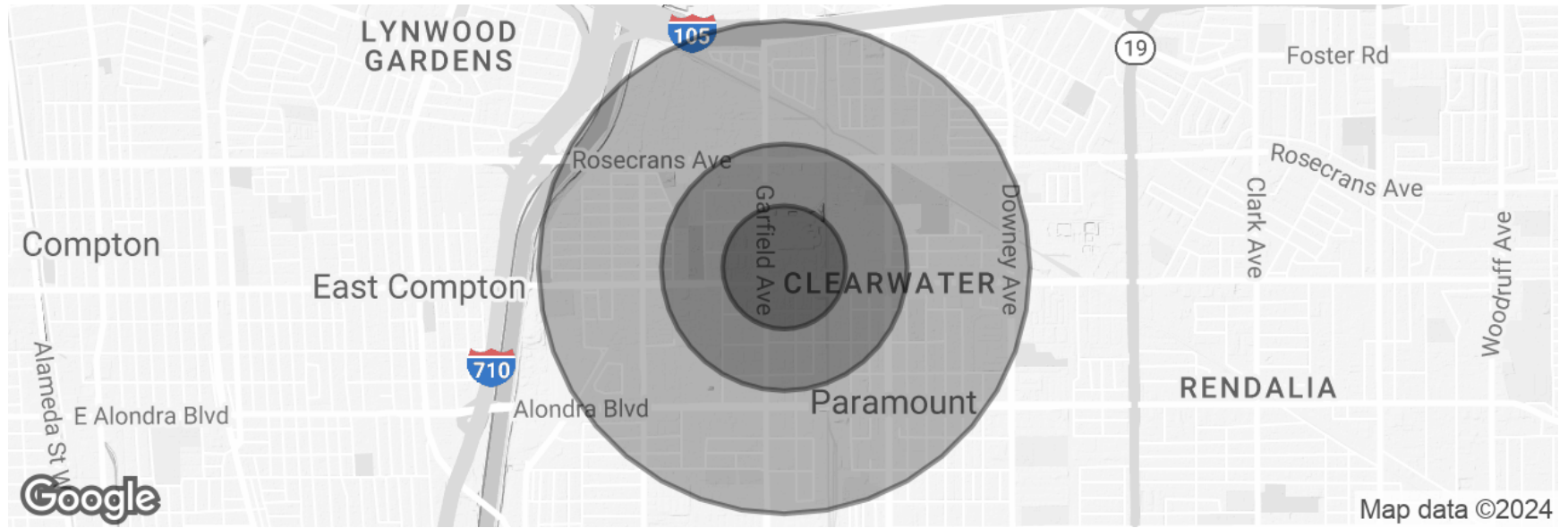
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,358	5,547	32,101
Average Age	29.2	28.7	31.2
Average Age (Male)	28.5	27.8	30.4
Average Age (Female)	29.7	29.7	31.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	383	1,483	8,716
# of Persons per HH	3.5	3.7	3.7
Average HH Income	\$59,565	\$60,889	\$64,697
Average House Value	\$252,137	\$277,578	\$352,356

2020 American Community Survey (ACS)

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