

Available SF 5,000 SF

Industrial For Lease

Building Size 20,000 SF



**Address:** 15504 Minnesota Ave, Paramount, CA 90723  
**Cross Streets:** Garfield Ave/Jefferson St

POL 20,000 SF Building  
 Small Rear Fenced/Gated Yard Area  
 Many Uses Available per City of Paramount  
 NO CAM  
 Great Central Paramount Location

<b>Lease Rate/Mo:</b>	\$6,250	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	1,200 SF / 4
<b>Lease Rate/SF:</b>	\$1.25	<b>Clear Height:</b>	17'	<b>Restrooms:</b>	
<b>Lease Type:</b>	Modified Gross	<b>GL Doors/Dim:</b>	1 / 12'x12'	<b>Office HVAC:</b>	
<b>Available SF:</b>	5,000 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	5,000 SF	<b>A: 100 V: 120/240 O: 1 W:</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1962	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>		<b>Possession:</b>	03/01/2026
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 5 / Ratio: 1.0:1</b>		<b>Vacant:</b>	No
<b>Taxes:</b>		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Fenced	<b>Specific Use:</b>	Manufacturing	<b>Market/Submarket:</b>	Long Beach/Harbor Cities
<b>Zoning:</b>	M-2			<b>APN#:</b>	6240-020-013
<b>Listing Company:</b>	GM Properties, Inc.				
<b>Agents:</b>	<a href="mailto:matt@gmpropertiesinc.com">Matt Wagner 562-762-3140</a>				
<b>Listing #:</b>	44001861	<b>Listing Date:</b>	12/11/2025	<b>FTCF:</b>	CB000N000S000
<b>Notes:</b>	Occupied - Call broker for commission information.				