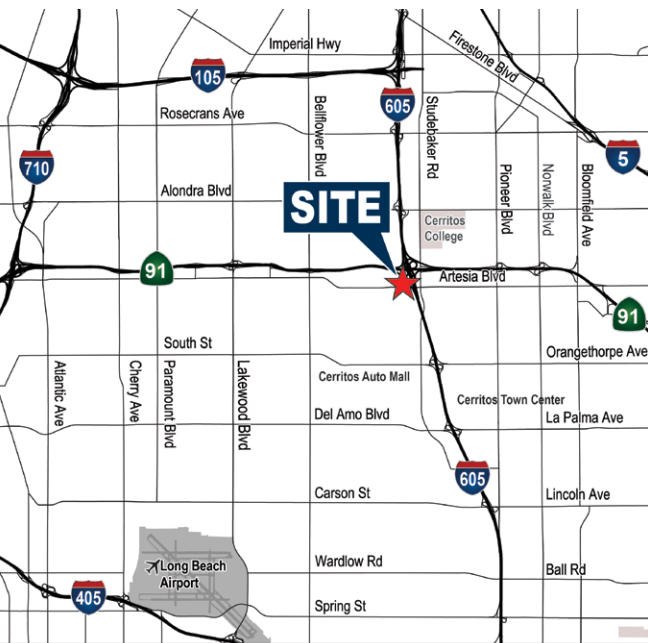


CERRITOS INDUSTRIAL PARK

10805
ARTESIA BLVD.
CERRITOS, CA 90703

Professionally Managed By:



INDUSTRIAL UNITS FOR LEASE

**FOR ADDITIONAL
INFORMATION:**

MIKE VERNICK, CCIM, SIOR
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AVAILABLE UNITS



ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	BASE RENT	COMMENTS
10805 S. Artesia Blvd., Ste. 112 Cerritos	±2,730 SF	±300 SF	\$1.45 PSF	\$3,959.00 * plus CAM	1 private office, 1 restroom and warehouse with 2 ground level loading doors.

* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately \$0.19 PSF, subject to change.

**** Security Patrol Periodically On Site.**



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SITEPLAN



PROPERTY DESCRIPTION

Address:	10805 Artesia Blvd., Cerritos	Total Buildings:	One (1)
Total Building Area:	Approximately 15,337 SF	Loading:	Ground Level Doors (12 Total)
Individual Unit Sizes Range:	700-2,730 SF	Clearance:	12'
Parcel Size:	Approx. 2.19 Acres (Including Easement Area)	Office Area:	Typically 10-20% Improved
Power:	120/208 V, 3 Phase	Zoning:	M (Manufacturing)
Year Built:	1974 (Fully Renovated 2010-2012)	Parking:	Above Standard 4:1,000 Parking Ratio
Security:	Security Patrol Periodically on Site		



Pride of Ownership Asset
Professionally Managed
Business Park



±700 - ±2,730 SF
Industrial Units.
(Units can be combined
to accommodate a
variety of sizes.)



4:1,000 Ratio
Above Standard
Parking Availability



120/208 V
3 Phase



Total Building Size
±15,337 Square Feet



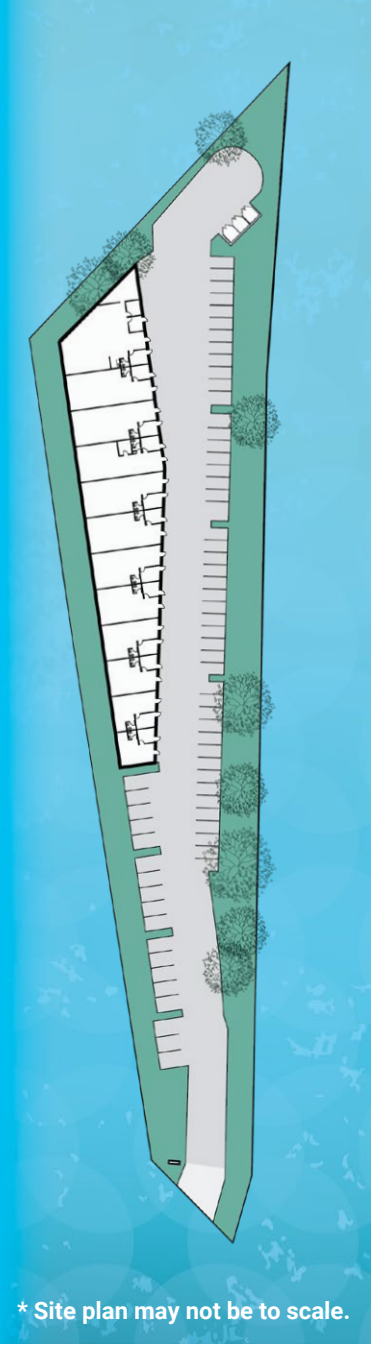
12' min.



Ground Level
Loading



605
91
5
Excellent Access
to Freeways



* Site plan may not be to scale.

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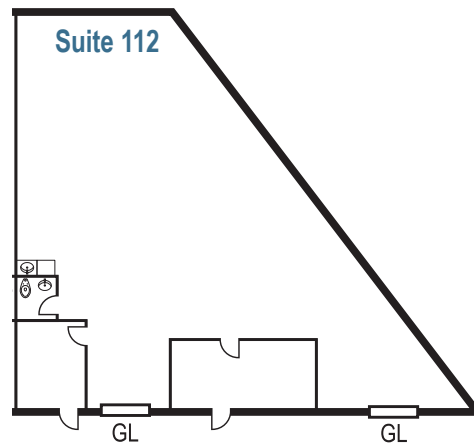
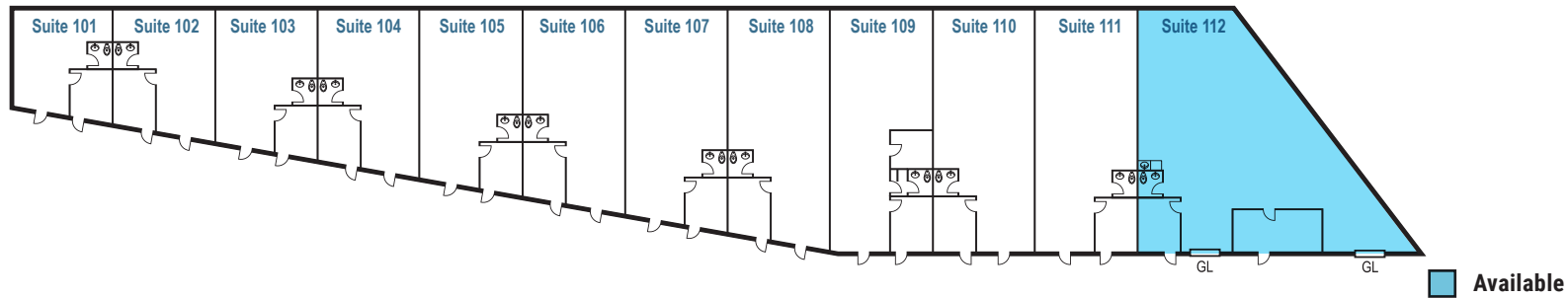
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10805 ARTESIA BLVD. STE. 112



* Floor plan may not be to scale.

UNIT FEATURES:



- » ±2,730 SF Industrial Unit
- » ±300 SF of Office
- » One (1) Restroom
- » Two (2) Ground Level Loading door
- » 12' Minimum Warehouse Clearance
- » 120/208V, 3 Phase, 200 Amps
- » 4:1,000 Parking Ratio
- » Security Patrol Periodically on Site

±2,730 SF

±300 SF

12'
MIN.

120/208V, 3-PHASE,
200 AMPS

2 GL

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AERIAL



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