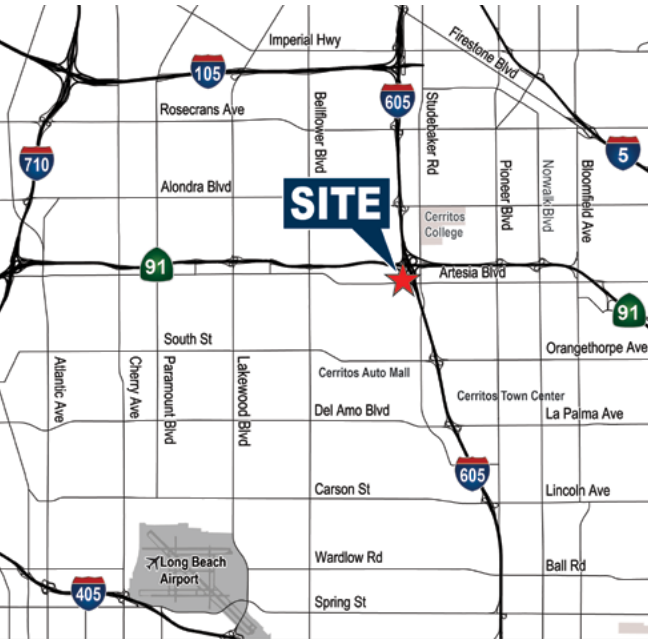
CERRITOS INDUSTRIAL PARK

10805
ARTESIA BLVD.
CERRITOS, CA 90703

Professionally Managed By:

GILDRED COMPANIES





INDUSTRIAL UNITS FOR LEASE

FOR ADDITIONAL INFORMATION:

MIKE VERNICK, SIOR
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AVAILABLE UNITS

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	BASE RENT	COMMENTS
10805 S. Artesia Blvd., Ste. 104 Cerritos	934 SF	±135	$1.60 PSF	$ 1,494.40 Per Month	1 private office, 1 restroom and warehouse with 1 ground level loading door.

* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately $0.22 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 (verify)	**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

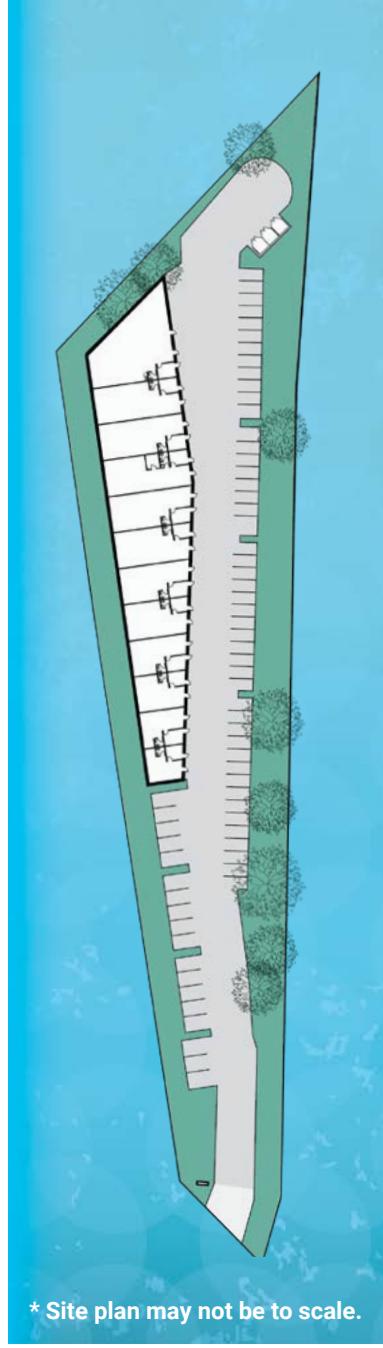
120/208 V 3 Phase

Total Building Size
±15,337 Square Feet

12' min.

Ground Level Loading

Excellent Access to Freeways



*** Site plan may not be to scale.**

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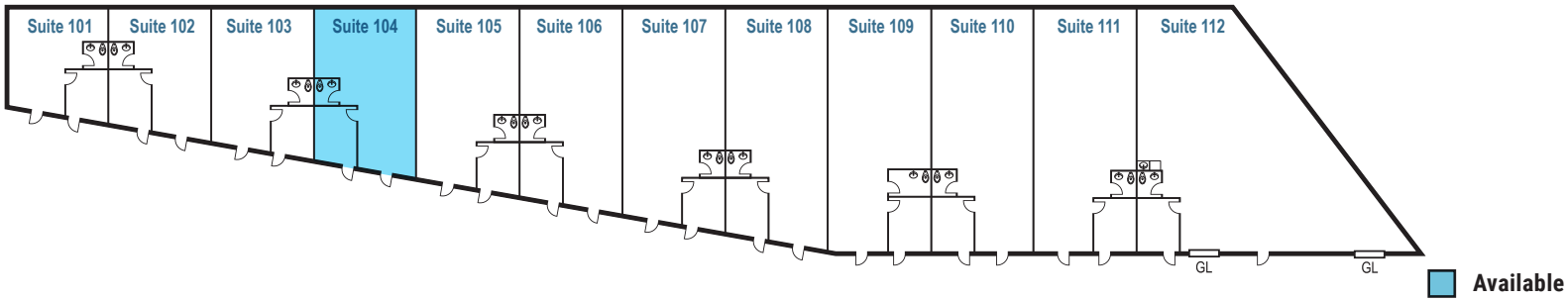
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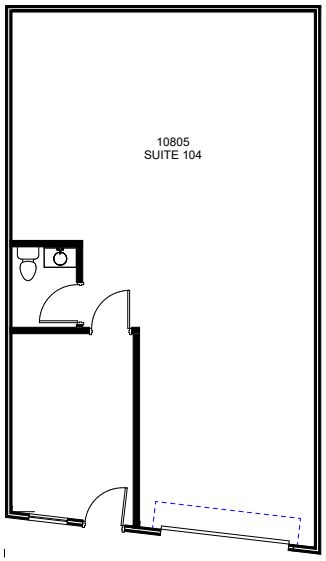
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10805 ARTESIA BLVD. STE. 104





* Floor plan may not be to scale.

±934 SF

±135 SF

12' MIN.

120/208V, 3-PHASE

1 GL

UNIT FEATURES:



- ±934 SF Industrial Unit
- ±135 SF of Office
- One (1) Restroom
- One (1) Ground Level Loading door
- 12' Minimum Warehouse Clearance
- 120/208V, 3 Phase (verify)
- 4:1,000 Parking Ratio
- Security Patrol Periodically on Site

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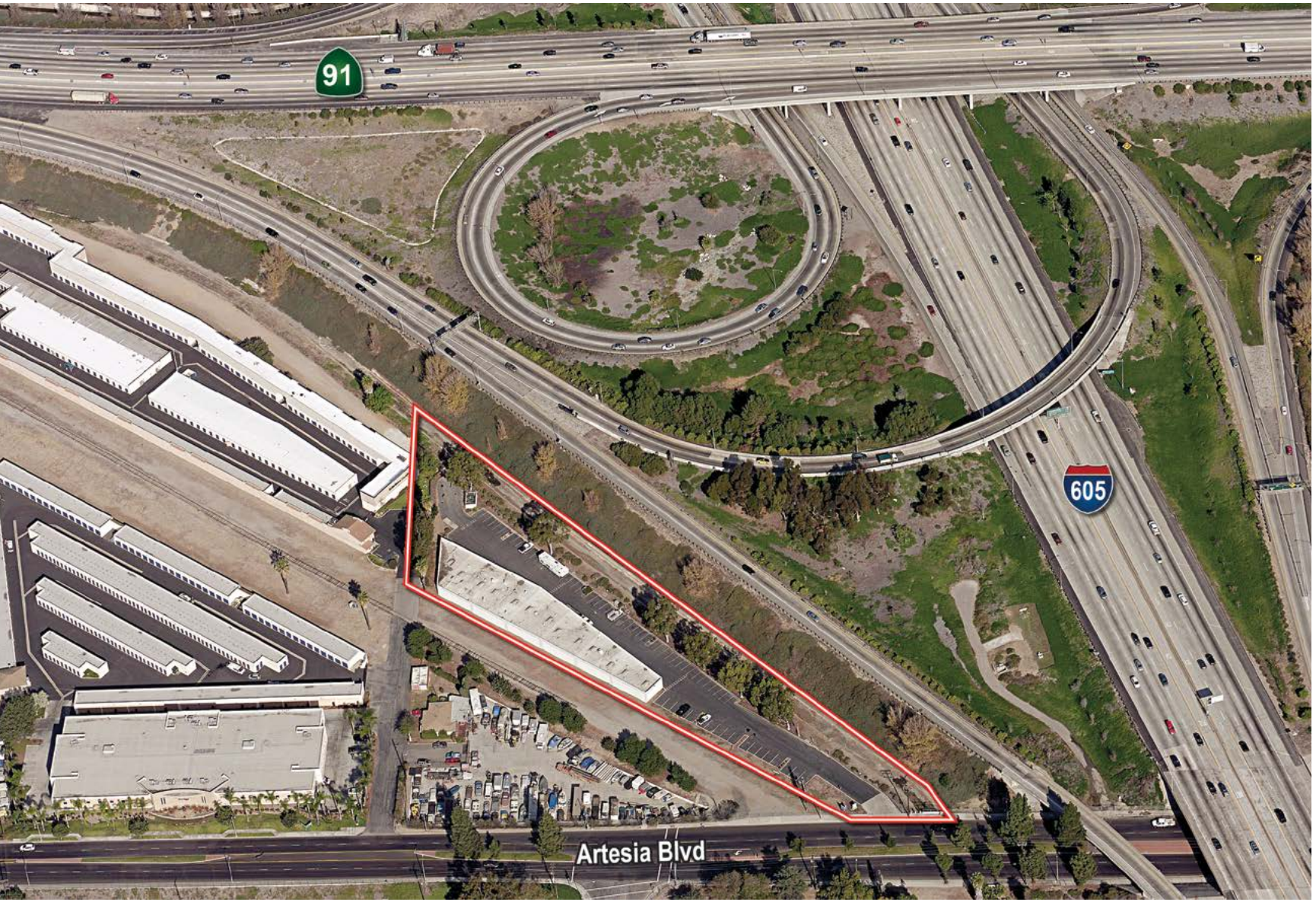
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AERIAL









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