

FOR LEASE

Owned and Operated by



Cerritos Business Center

17517 Fabrica Way, Unit C-D, Cerritos, CA 90703

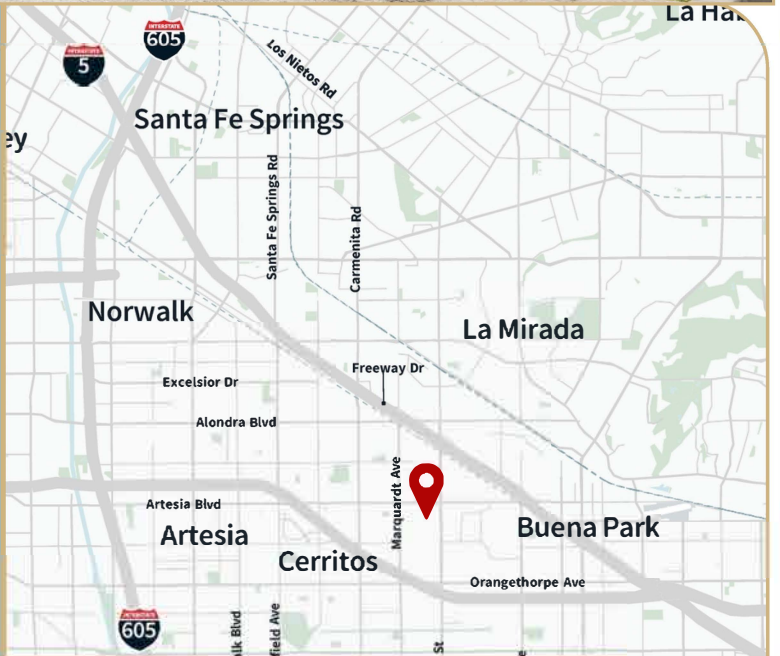


±5,024 SF



Property Highlights

Office Size	1,796 s.f.
Loading	2 ground level loading doors
Clear Height	18'
Power	200 amps, 120/240 volts (verify)
Fire Sprinkler	.33/3,000 GPM
Asking Rate	\$1.55 NNN
Features	Professional corporate park environment Easy access to the 5, 605 & 91 freeways



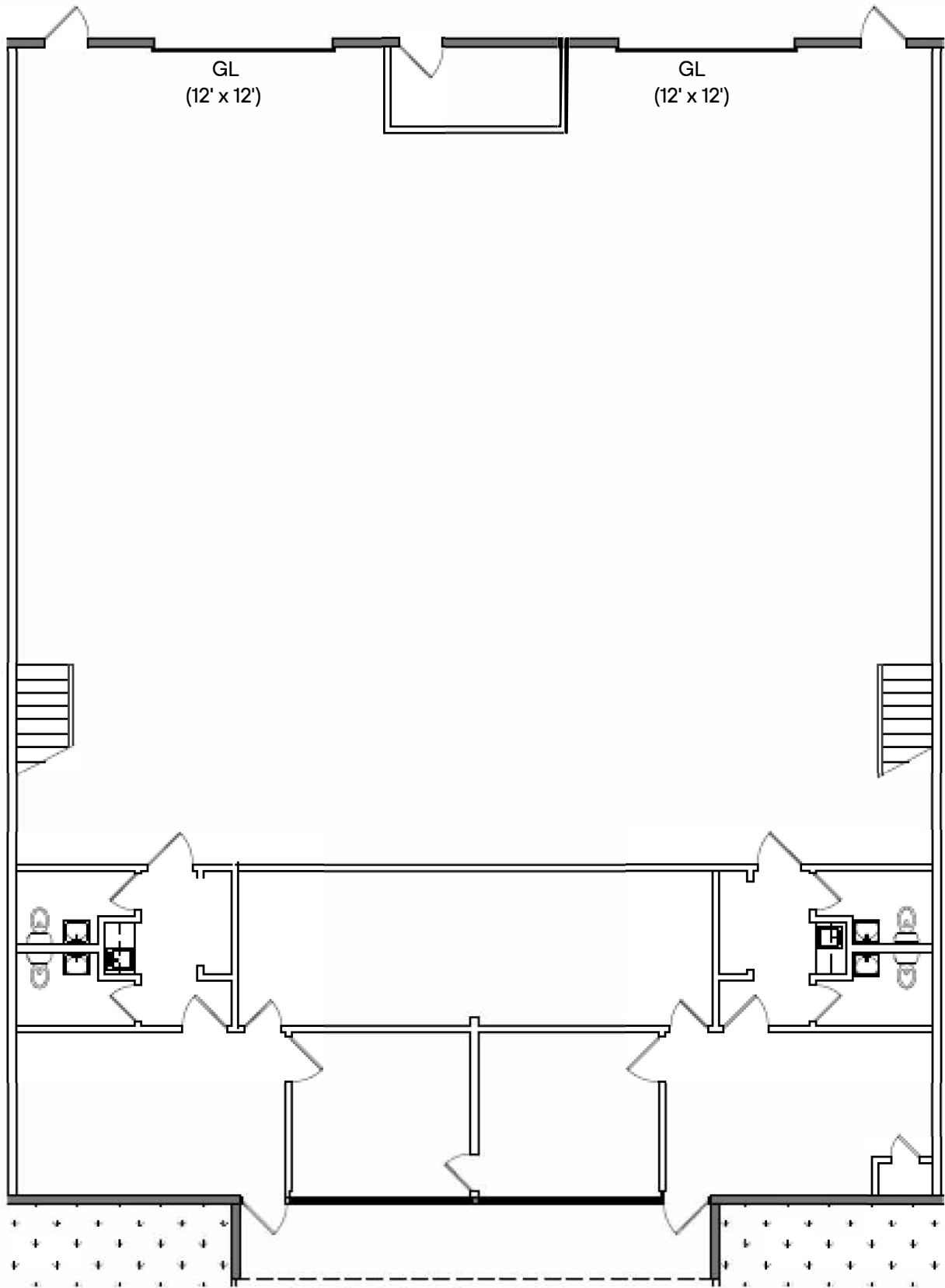
LEASING INFO & CONTACT

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Ashley Ramirez
Cameron Driscoll

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(949) 885-2913 / ashley.ramirez@jll.com / Lic. #02106273
(949) 885-2976 / cameron.driscoll@jll.com / Lic. #01224141



Property Floorplan





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17517 Fabrica Way, Unit G-H, Cerritos, CA 90703

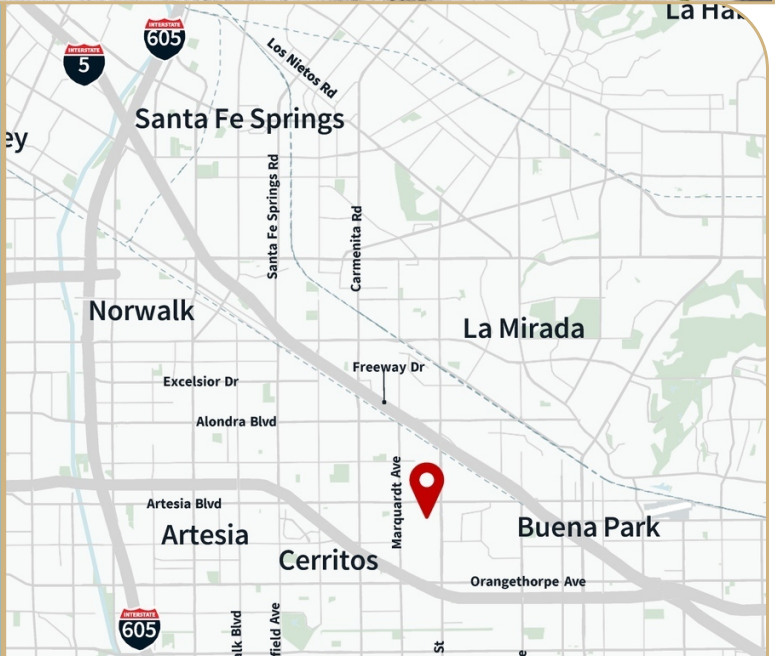


±5,103 SF



Property Highlights

Office Size	1,898 s.f.
Loading	2 ground level loading door
Clear Height	18'
Power	200 amps, 120/240 volts (verify)
Fire Sprinkler	.33/3,000 GPM
Asking Rate	\$1.55 NNN
Features	Professional corporate park environment Easy access to the 5, 605 & 91 freeways



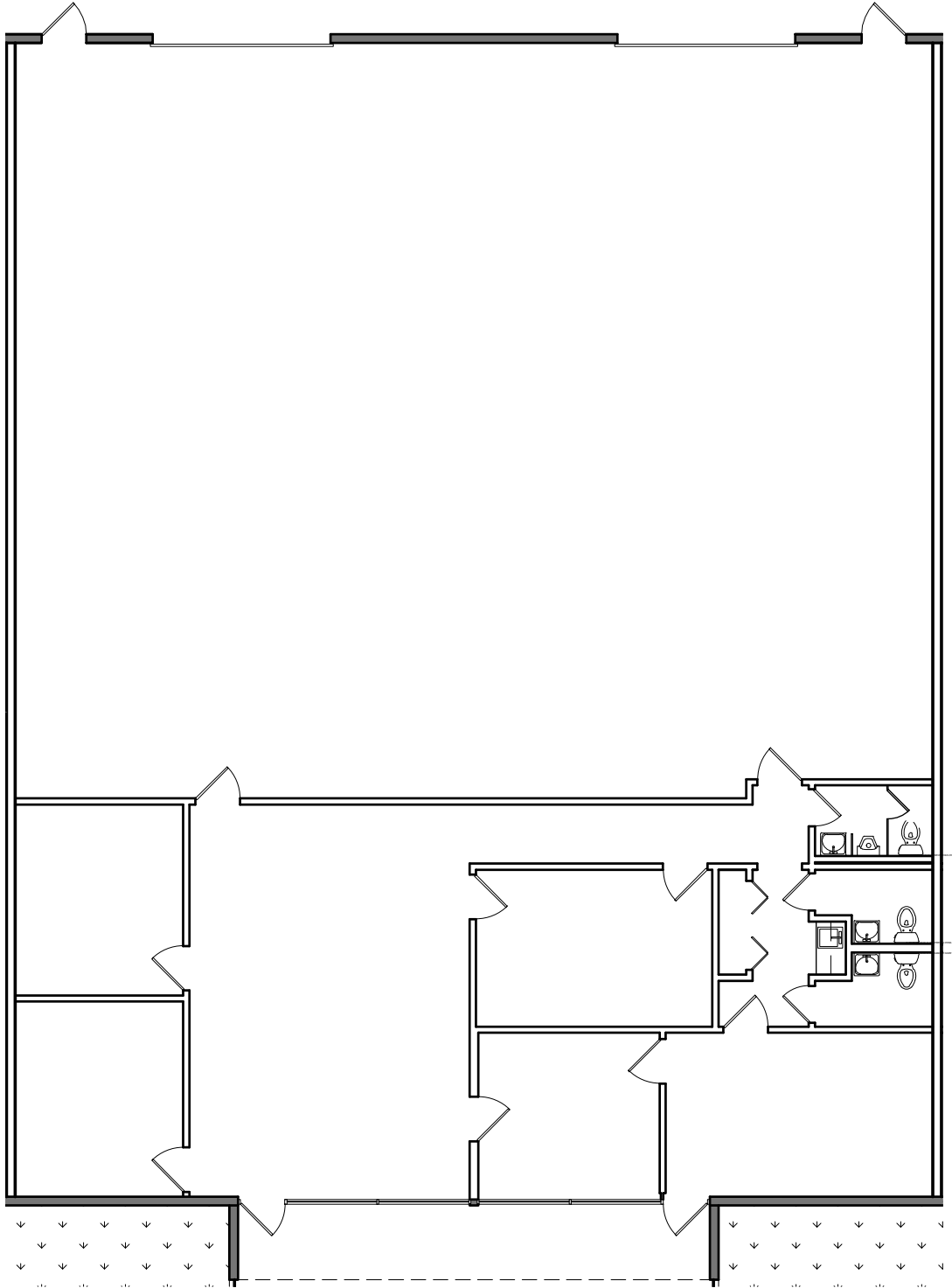
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Property Floorplan





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17605 Fabrica Way, Unit J, Cerritos, CA 90703

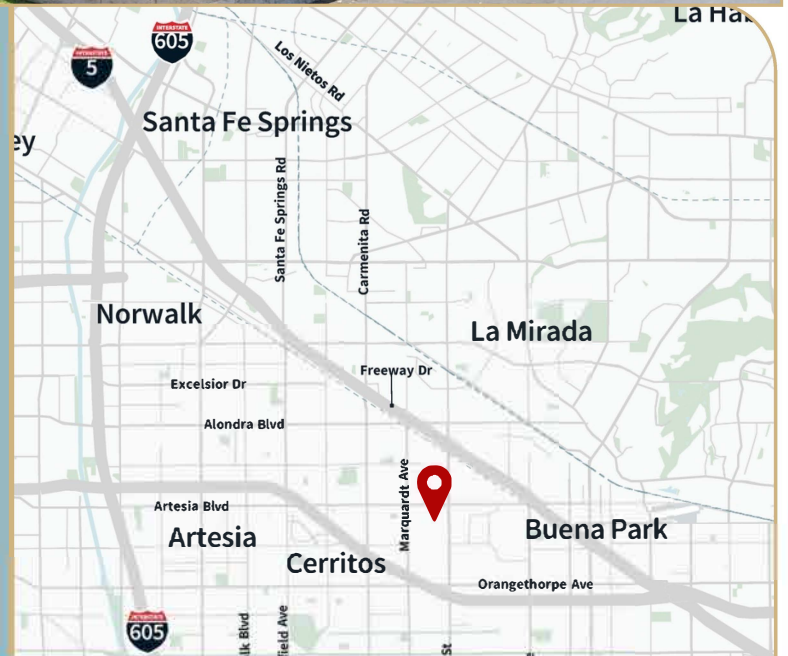


±2,512 SF



Property Highlights

Office Size	827 s.f.
Loading	1 (12'x12') ground-level loading door
Clear Height	18'
Power	100 amps, 120/240 volts (verify)
Fire Sprinkler	.33/3,000 GPM
Asking Rate	\$1.55 NNN
Features	New LED lighting Professional corporate park environment Easy access to the 5, 605 & 91 freeways



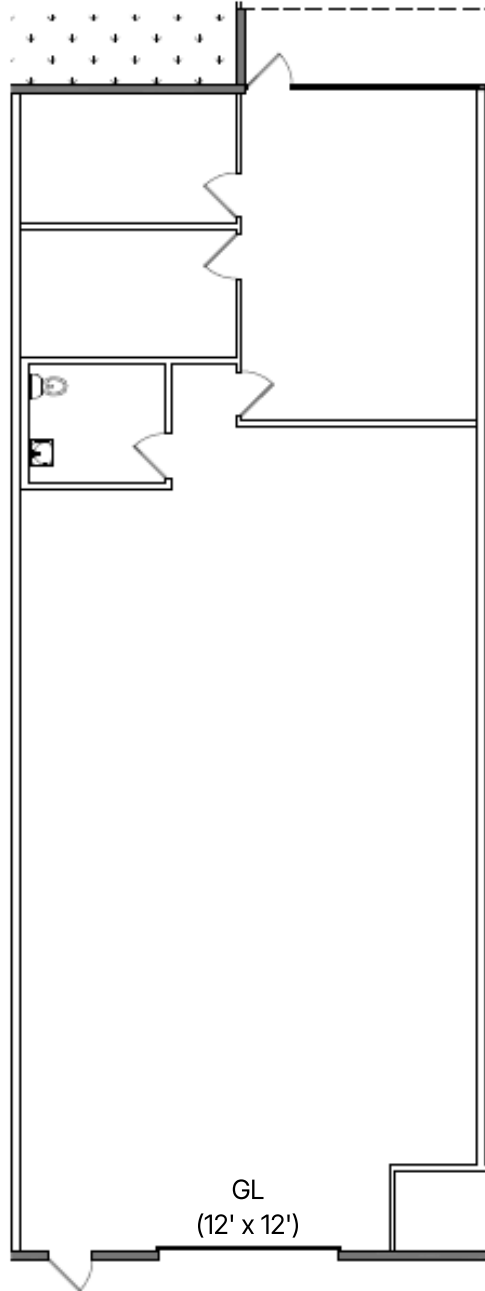
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Property Floorplan





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17605 Fabrica Way, Unit K-L, Cerritos, CA 90703

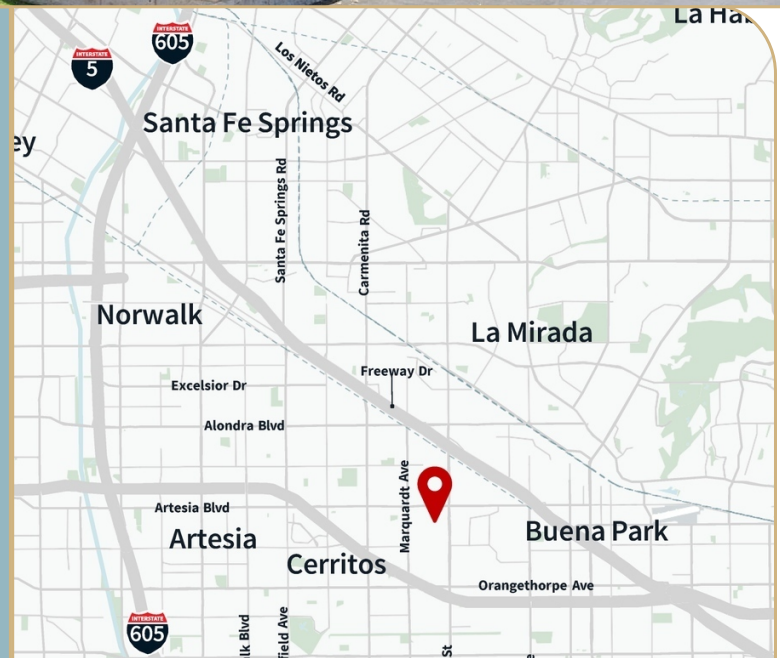


±5,439 SF



Property Highlights

Office Size	1,171 s.f.
Loading	2 ground-level loading doors
Clear Height	18'
Power	200 amps, 120/240 volts (verify)
Fire Sprinkler	.33/3,000 GPM
Asking Rate	\$1.55 NNN
Features	337 SF of mezzanine New LED lighting Easy access to the 5, 605 & 91 freeways



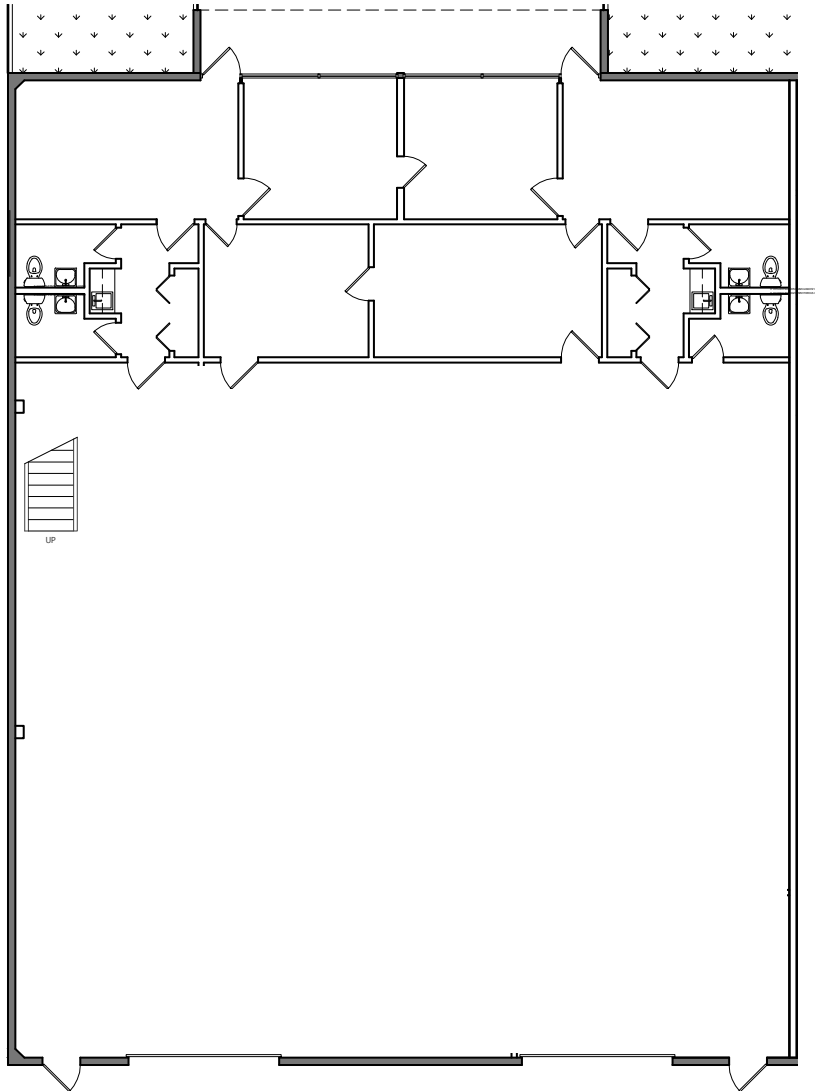
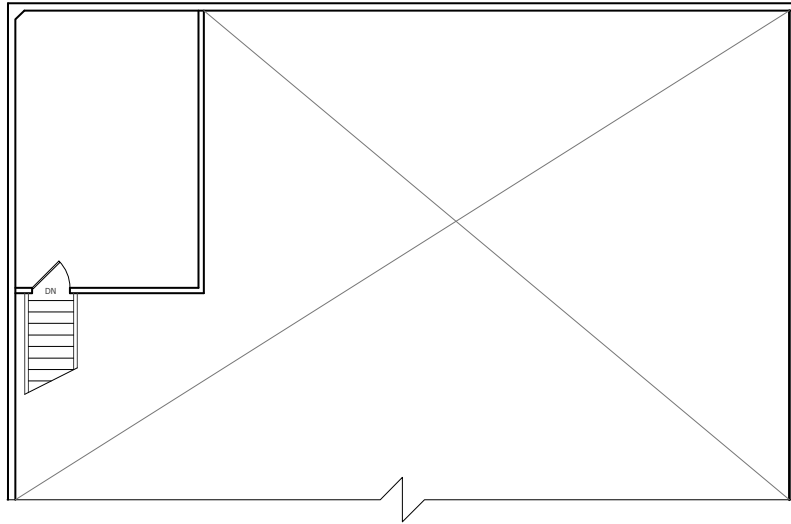
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SITE PLAN





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17517 Fabrica Way, Unit L, Cerritos, CA 90703

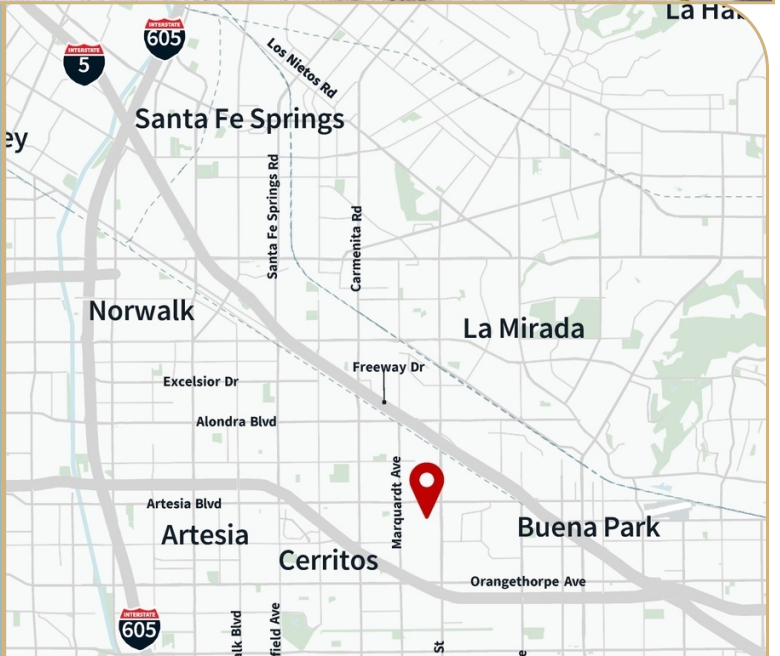


±2,551 SF



Property Highlights

Office Size	803 s.f.
Loading	1 ground level loading door
Clear Height	18'
Power	200 amps, 120/240 volts (verify)
Fire Sprinkler	.33/3,000 GPM
Asking Rate	\$1.55 NNN
Features	Professional corporate park environment Easy access to the 5, 605 & 91 freeways



LEASING INFO & CONTACT

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