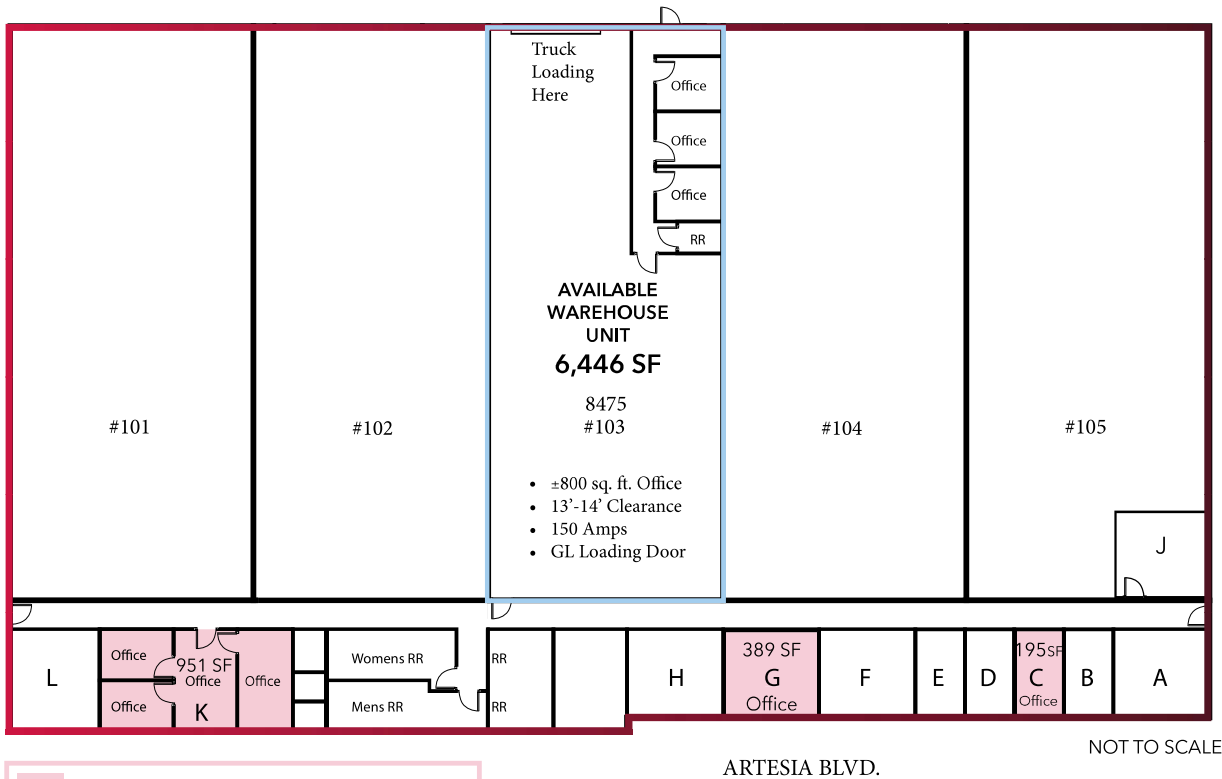


Floor Plan 8475 Artesia Blvd.

8475 & 8485 ARTESIA BLVD., BUENA PARK, CA 90621



The 8475 Artesia Office Only portion of the building fronts Artesia and is comprised of an office only section at the front of the building. The office space portion of the building is rented inclusive of electricity, air conditioning, heating, and janitorial services for the common restrooms and common hallway. Common restrooms are down the hallway (with separate accessible restrooms also available). A tenant in the office portion of the building would need to provide for their own janitorial service within their suite and internet service.

The 8475 Artesia Warehouse portion of the building is on the parking lot side of the 8475 building with front door and loading door access adjacent to the parking lot. Units are comprised of a combination of both +/- 800 sq. ft. of office and +/- 5000 - 5,800 sq. ft. of warehouse. Unit #103 has a private restroom. In addition, common restrooms are available for use through the rear warehouse man-door, located down the office hallway (with separate accessible restrooms also available).

