



# PATATA BUSINESS PARK



 4901 PATATA STREET | CUDAHY, CA

## INDUSTRIAL UNITS FOR LEASE

4,400 SF - 9,600 SF  
AVAILABLE

RENOVATIONS  
COMPLETE

LEASED BY:

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

OWNED AND MANAGED BY:

  
**STREAM**





# PATATA BUSINESS PARK

## PROPERTY HIGHLIGHTS

- + Renovated warehouse units under new ownership
  - New warehouse lighting
  - New office flooring
  - Fresh interior paint
- + 16' Clearance
- + 2 Grade level doors per suite
- + Versatile industrial & wholesale/showroom space
- + Seamless entry to the 710 freeway
- + Completed enhancements under new ownership
  - Fresh exterior paint
  - New exterior lighting
  - Perimeter fence
  - Landscaping
  - New asphalt and parking lot striping
- + Zoning: Light Industrial



ZONING & PERMITTED USES



## AVAILABILITIES

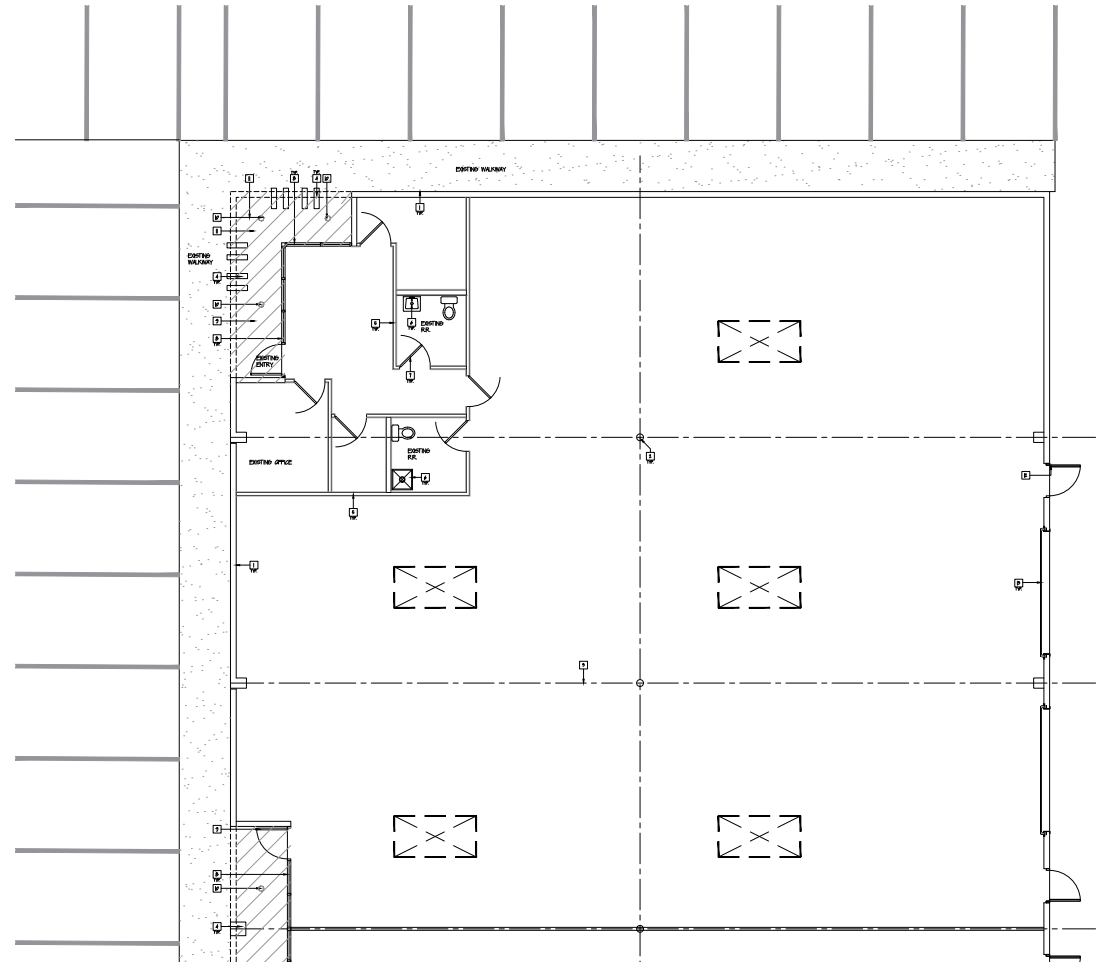
SUITE	SIZE (SF)
201	±9,600
208	±5,760
301	±6,480
407	±4,400





## UNITS 208

±5,760 Sq. Ft.



FOR MORE INFORMATION, CONTACT:

**JEFF BETHEL**  
Senior Vice President | Lic. 01058766  
jbethel@lee-associates.com  
562.568.2002

**ELIAS VASCONCELLOS**  
Associate | Lic. 01983219  
evasconcellos@lee-associates.com  
323.767.2071

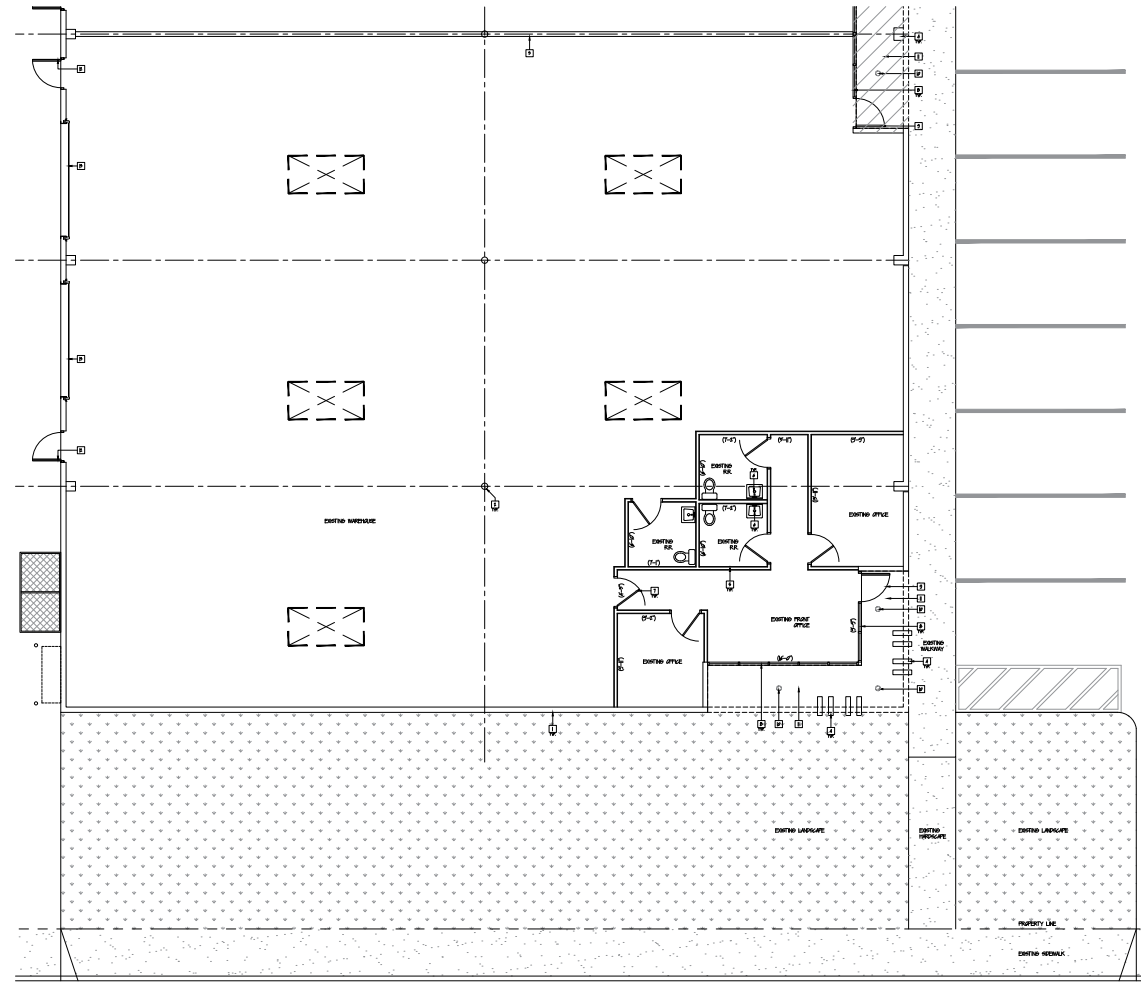






## UNIT 301

±6,480 Sq. Ft.

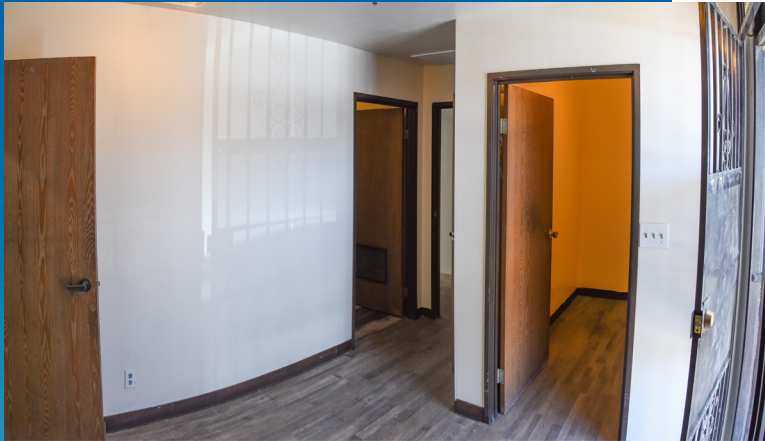


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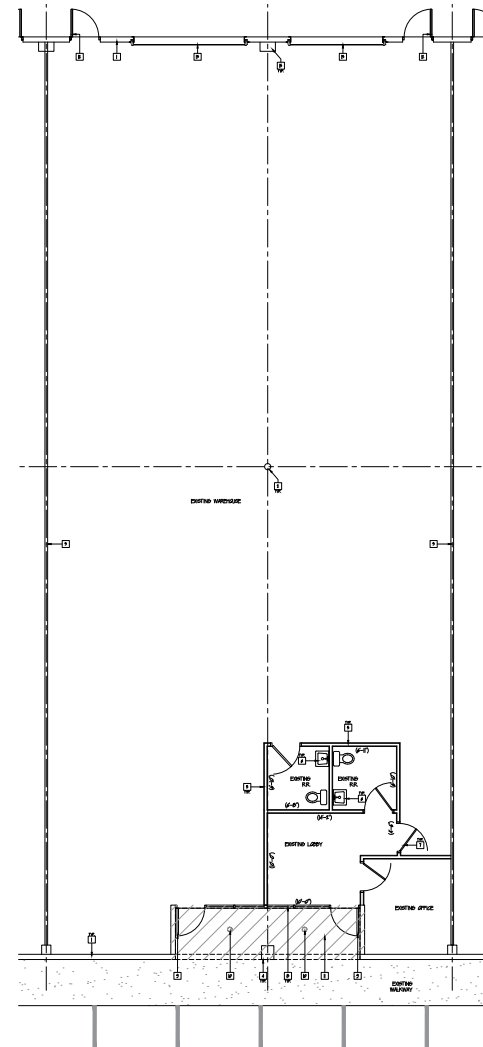
**ELIAS VASCONCELLOS**  
 Associate | Lic. 01983219  
 evasconcellos@lee-associates.com  
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## UNITS 407

±4,400 Sq. Ft.



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# EXCELLENT FREEWAY ACCESS



 **PATATA**  
BUSINESS PARK





# CORPORATE NEIGHBORS & AMENITIES



**CUDAHY PLAZA**

**CPP**  
Consolidated Precision Products

**PATATA BUSINESS PARK**

**Linde**

**MISTRAS**

**HK TRANS**

**AltaMed**

**PT PERFORMANCE TEAM**  
A Maersk Company

**MAERSK**

**WYSE LOGISTICS INC.**

**SHULTZ STEEL**  
EST. 1917

**ReadySpaces**

**AZALEA CENTER**

**amazon**

**IRS**

**TARGET**

**El Super**



## LEASING TEAM

### **JEFF BETHEL**

Senior Vice President | Lic. 01058766  
jbethel@lee-associates.com  
562.568.2002

### **ELIAS VASCONCELLOS**

Associate | Lic. 01983219  
evasconcellos@lee-associates.com  
323.767.2071

**LEE-ASSOCIATES.COM**

CORP ID 01125429



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