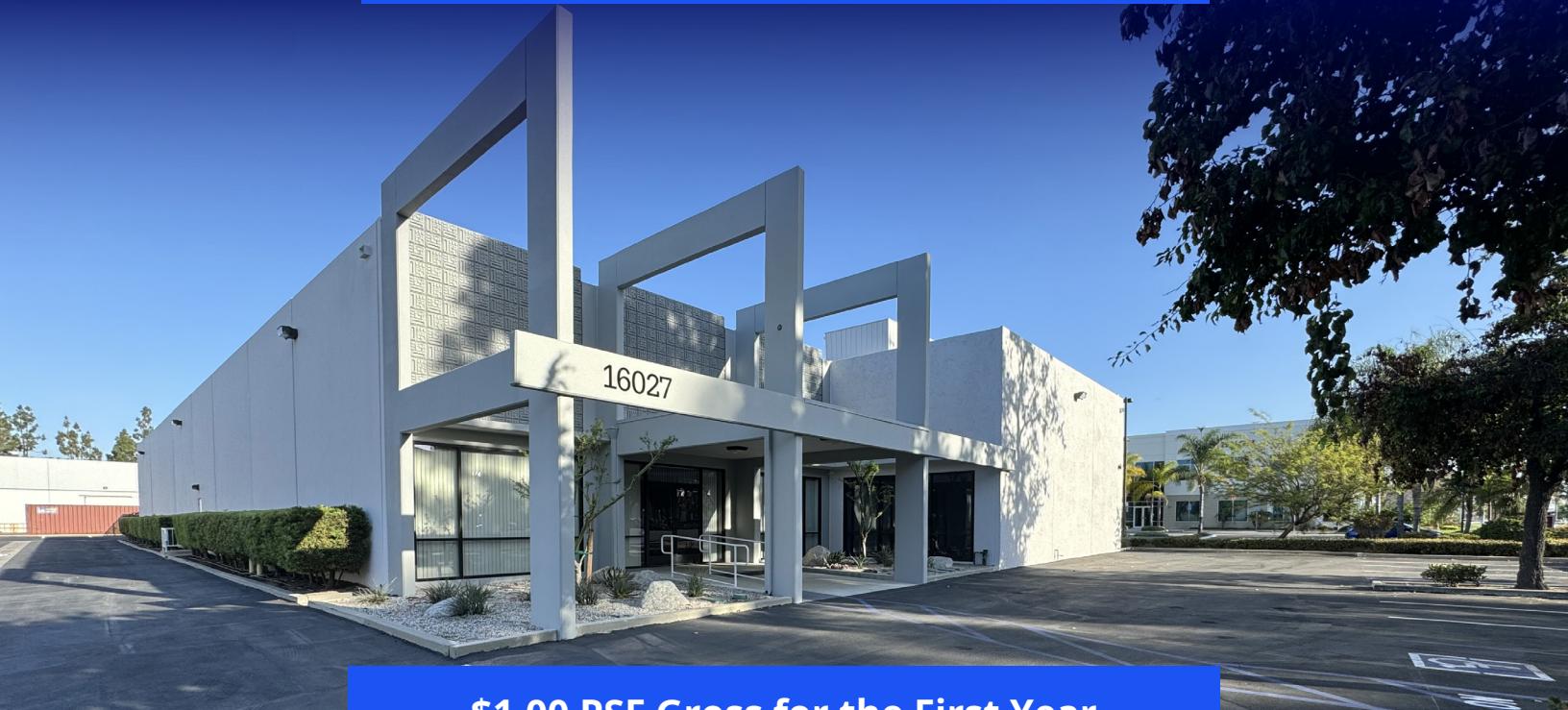


16027 S Carmenita Road, Cerritos, CA

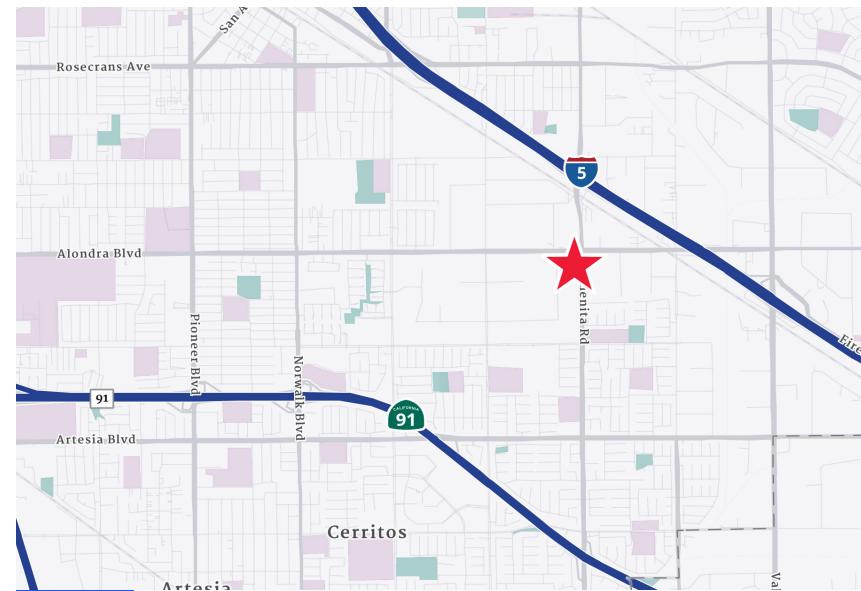
# For Lease



**\$1.00 PSF Gross for the First Year**

## Highlights

- ±16,470 SF High Image Freestanding Warehouse in Great Location
- 18' Minimum Ceiling Clearance
- Two (2) Ground Level Loading Doors
- 1,452 SF of Modern Office Space w/ LED Lighting
- 200 Amps, 277/480 Volt Power
- Fully Fire Sprinklered
- Private Fenced Rear Yard
- T5 Warehouse Lighting
- Immediate Access to I-5 and 91 Freeways
- Major Street Frontage on Carmenita Road



Map

2nd Year Lease rate published at \$1.55 psf gross

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**Colliers**

# Extensive Refurbishment Completed



## Work Included:

- Painted building exterior, interior warehouse and offices
- New Lunchroom cabinetry
- New Office Flooring
- Replaced HVAC unit
- Replaced one truck door, serviced other
- Epoxy patched warehouse floor, and then scrubbed and sealed
- Replaced asphalt with concrete slab in front of loading doors
- Patched parking lot asphalt, sealed and striped
- Repaired and painted wrought iron fencing that secures rear yard
- New exterior roof & all new curb mounted skylights

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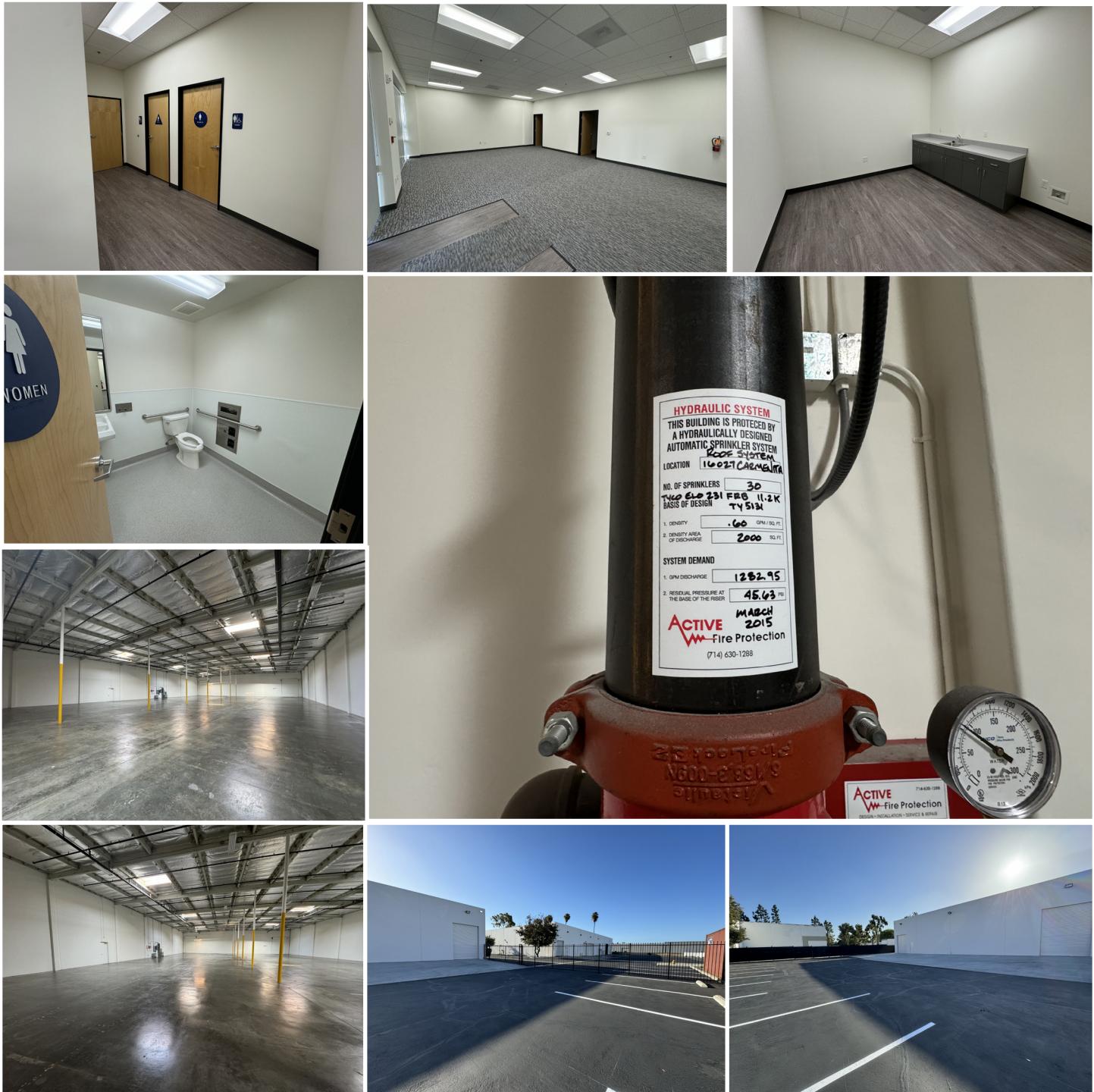
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## Photos



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