

BUILD-TO-SUIT: 75,514 SQ FT AVAILABLE
Delivery in 10 Months From Execution



Build-To-Suit, For Sale or Lease

Permit Ready

17600 Crusader Ave, Cerritos, CA 90703

PROPERTY DETAILS

75,514 SF Total Space / 6,000 SF 2-Story Office Space
Class "A" Distribution Building

BUILDING SIZE	75,514 SF
LOT SIZE	3.93 AC
CLEAR HEIGHT	32'
OFFICE SF	6,000 (expandable)
AUTO PARKING	61 stalls
DOCK DOORS	10
GRADE LEVEL	2
SPRINKLERS	ESFR
DIMENSIONS	274' x 300'
COLUMN SPACING	52' x 60'
TRUCK COURT	169'-274' secured

CONTACT US

Wesley Sherburne
C: 949.322.4043
wesley@hrs-commercial.com
License 02042855

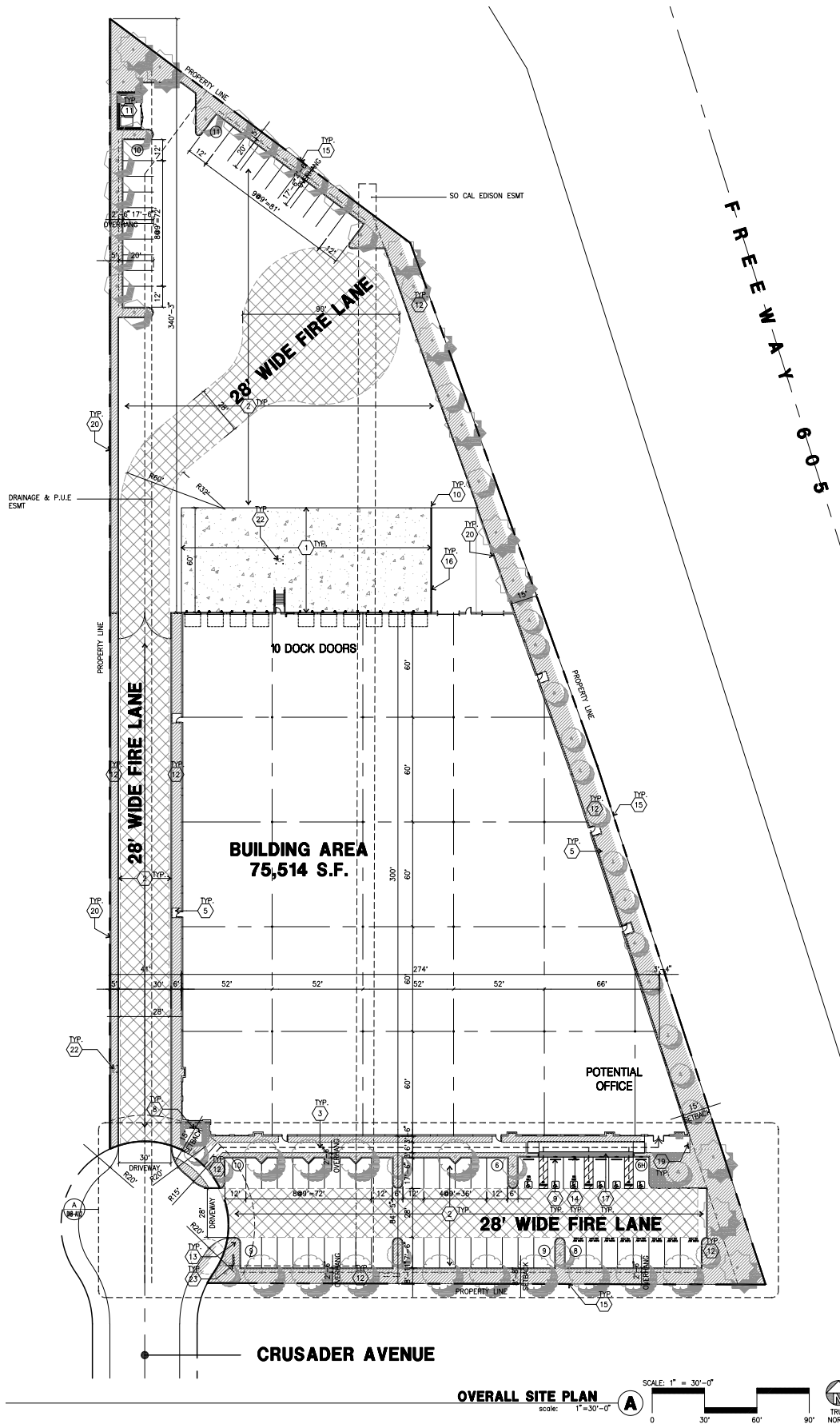
Matt Sherburne
C: 949.525.8062
matt@hrs-commercial.com
License 02061641

Rick Sherburne
C: 714.742.0089
rick.sherburne@hrs-commercial.com
License 01516217

HRS
COMMERCIAL

Site Map

17600 CRUSADER AVE
CERRITOS, CA 90703



Location Map

17600 CRUSADER AVE
CERRITOS, CA 90703

AIRPORTS

Long Beach:

- 5.7 miles / 15 minutes

LAX:

- 23 miles / 32 minutes

Ontario:

- 42 miles / 56 minutes

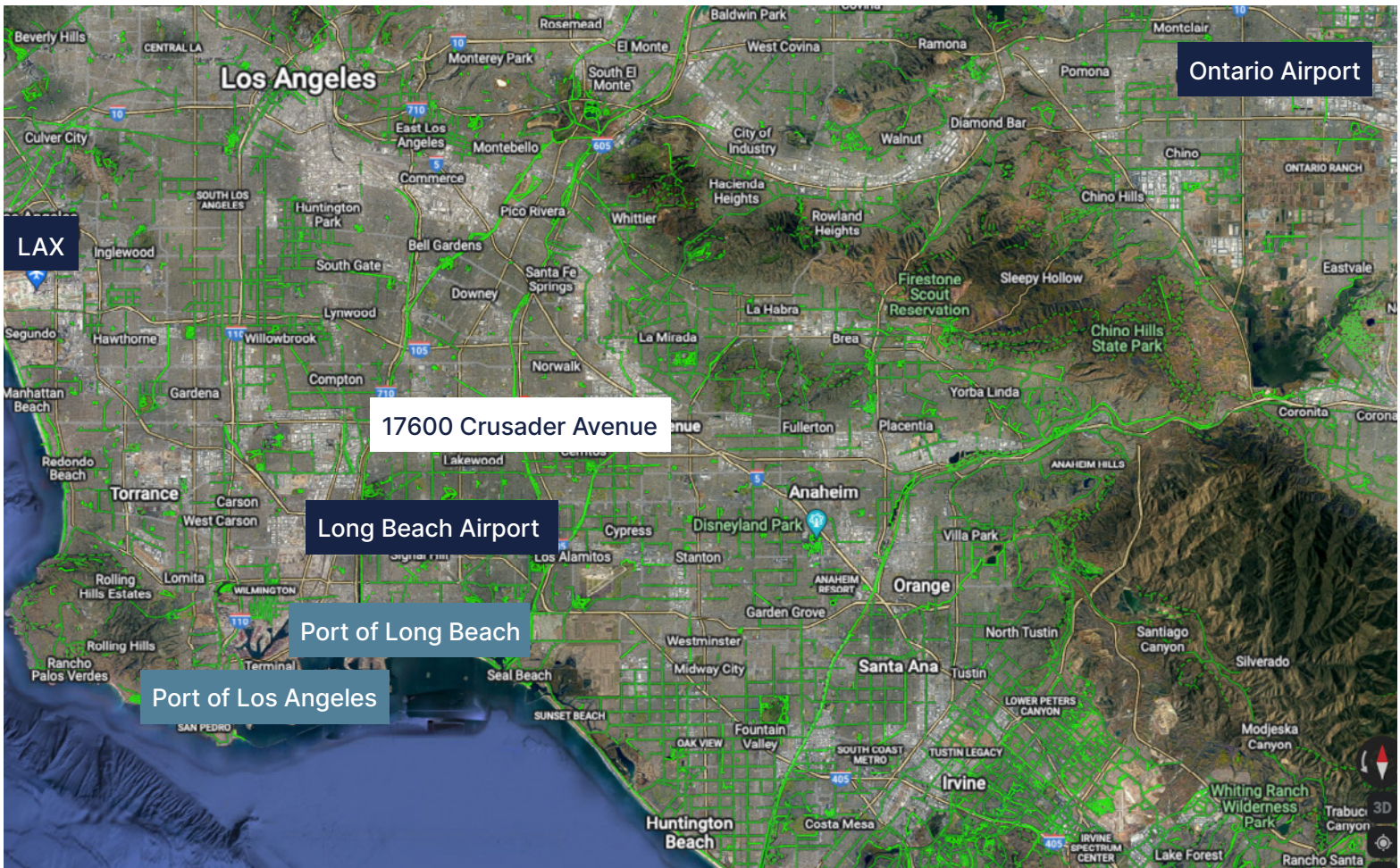
PORTS

Long Beach:

- 17 miles / 29 minutes

Los Angeles:

- 18.6 miles / 33 minutes



Elevations

17600 CRUSADER AVE
CERRITOS, CA 90703



CONTACT US

Wesley Sherburne

C: 949.322.4043

wesley@hrs-commercial.com

License 02042855

Matt Sherburne

C: 949.525.8062

matt@hrs-commercial.com

License 02061641

Rick Sherburne

C: 714.742.0089

rick.sherburne@hrs-commercial.com

License 01516217

© 2023 HRS Commercial. All rights reserved. The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. This e-mail may be considered advertising under federal law.

HRS
COMMERCIAL