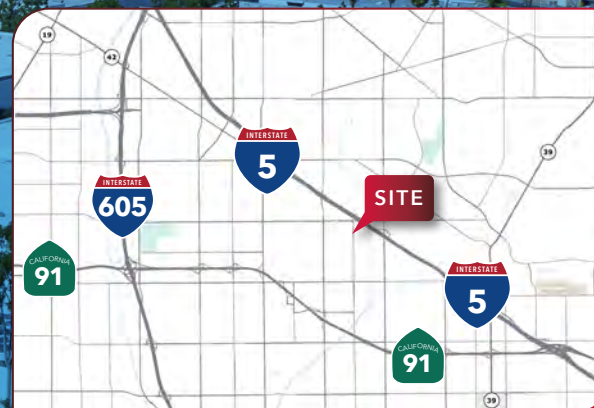


OWNER - USER OFFERING

FOR SALE

±64,318 SQ FT



16205 Distribution Way
CERRITOS, CA



**HOWLAND DESTINO
INDUSTRIAL TEAM**

DestinoIndustrial.com



Connor Howland

Principal | Lee & Associates

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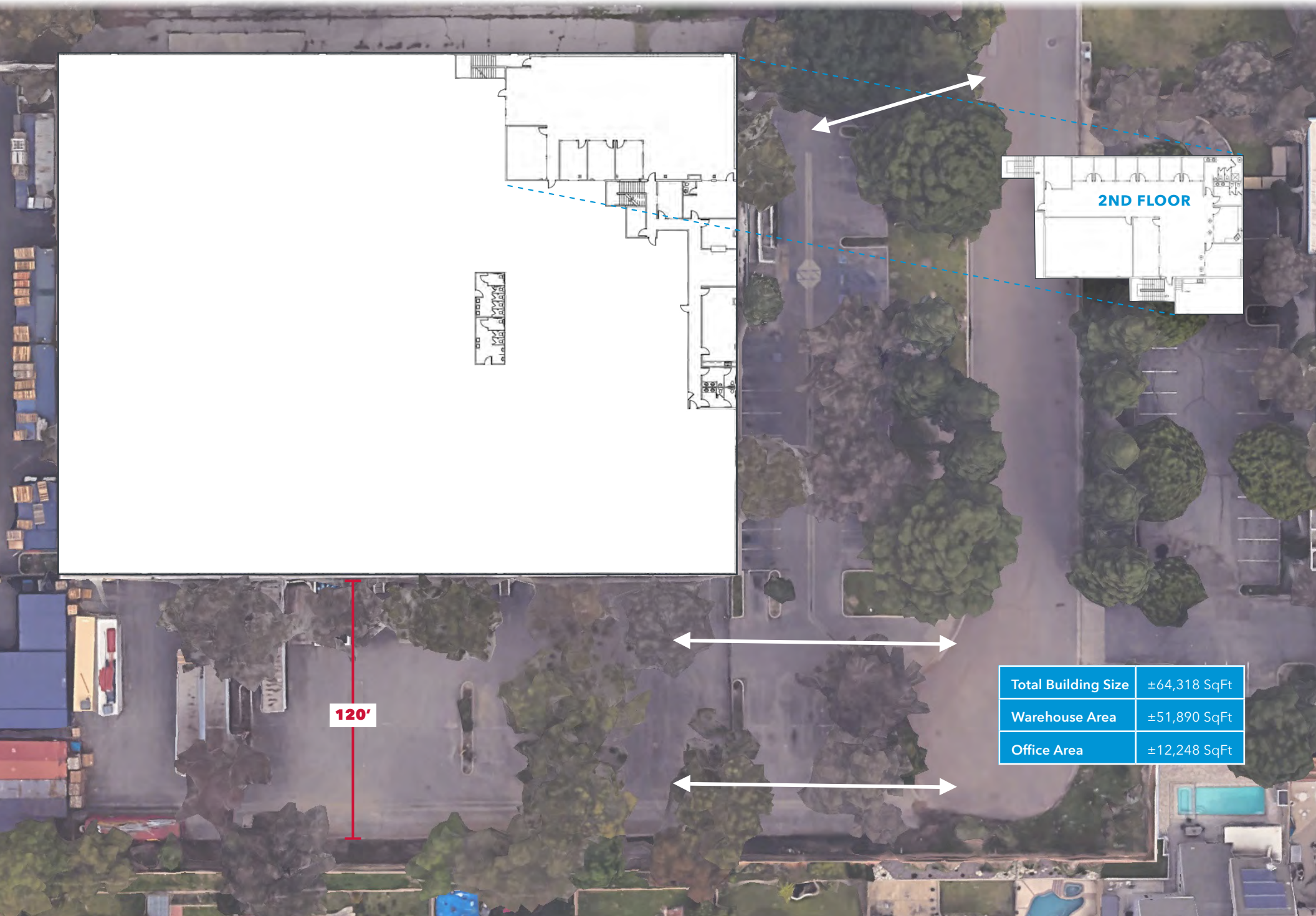
BUILDING HIGHLIGHTS

- Freestanding Building
- ±64,318 Sq Ft Industrial Building
- Lot Size: ±129,781 Sq Ft
- Fenced Truck Court
- Four (4) Dock High Loading Positions
- ±115' Truck Court
- Multiple Ingress/Egress Points
- One (1) Ground Level Loading Position
- 22' - 23' Warehouse Clear Height
- Calculated Fire Sprinklers (.33/4000)
- Existing Racking with In-Rack Sprinklers Available
- ±12,428 Sq Ft of Two Story-Office Space
- ±12,300 Sq Ft of HVAC Production Area
- Close Access to the 5 Freeway
- 1200 Amps, 277/480 Volts





SITE PLAN - POSSIBLE RECONFIGURATION

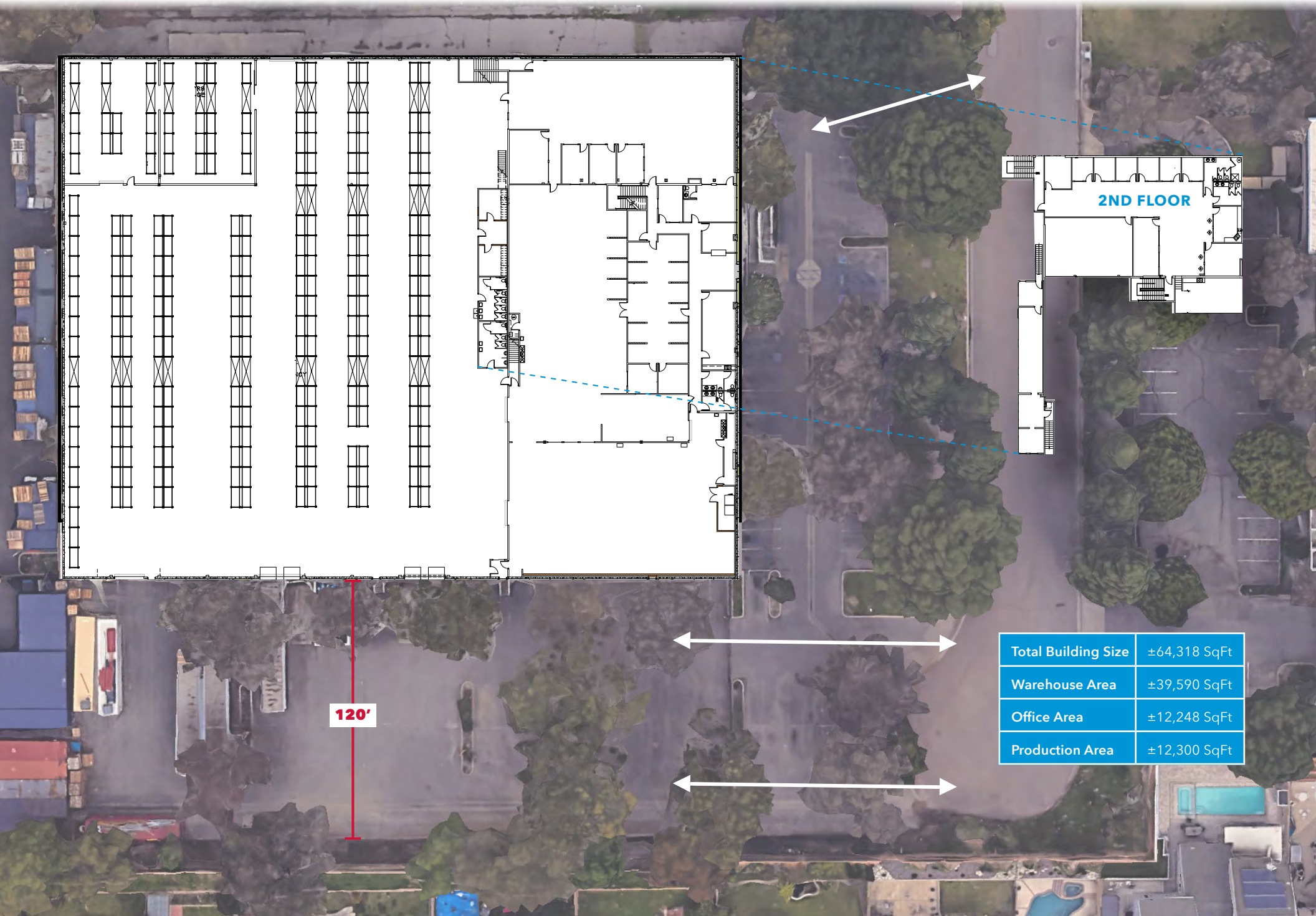


120'

2ND FLOOR

Total Building Size	±64,318 SqFt
Warehouse Area	±51,890 SqFt
Office Area	±12,248 SqFt

SITE PLAN - EXISTING



2ND FLOOR

120'

Total Building Size	±64,318 SqFt
Warehouse Area	±39,590 SqFt
Office Area	±12,248 SqFt
Production Area	±12,300 SqFt

OWNER - USER OFFERING

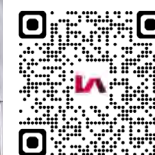
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16205 Distribution Way
CERRITOS, CA

Your Name Here

16205



SCAN TO VIEW THE
PROPERTY VIDEO
OR CLICK HERE!

**LEE &
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COMMERCIAL REAL ESTATE SERVICES

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