

Available SF 16,470 SF

Industrial For Lease

Building Size 16,470 SF

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



**Address:** 16027 S Carmenita Rd, Cerritos, CA 90703

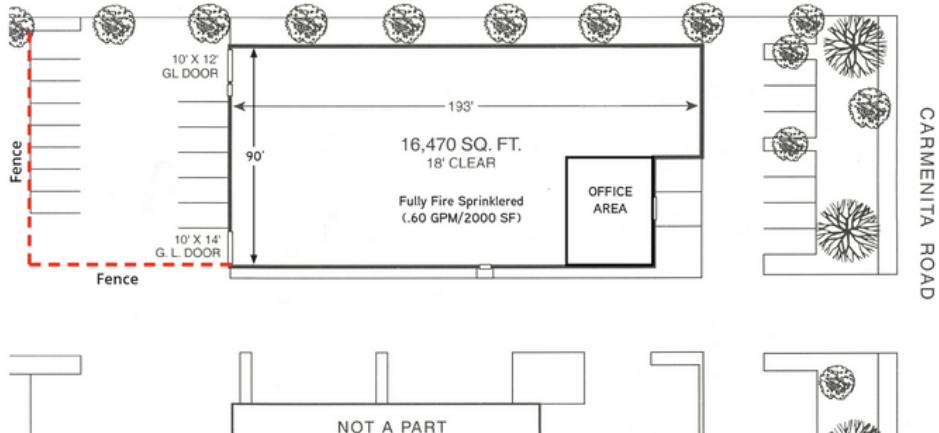
**Cross Streets:** S Carmenita Rd/Alondra Blvd

High Image Building in Great Location  
 Freestanding Building with Private Fenced Yard  
 Modern Office Space w/ LED Energy Efficient Lighting  
 New Exterior Paint and Landscaping  
 T5 Warehouse Lighting | Two (2) GL Doors  
 Immediate Access to 5 & 91 Freeways

Lease Rate/Mo:	\$16,470	Sprinklered:	Yes	Office SF / #:	1,452 SF / 3
Lease Rate/SF:	\$1.00	Clear Height:	18'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	2	Office HVAC:	Heat & AC
Available SF:	16,470 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	16,470 SF	A: 200 V: 277/480 O: W:		Include In Available:	No
Prop Lot Size:	0.97 Ac / 42,079 SF	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	3-5 Years w/ COLA's	Const Status/Year Blt:	Existing / 1974	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	20 / Ratio: 1.2:1/	Vacant:	Yes
Taxes:	\$27,415 / 2023	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	MidCounties
Zoning:	ADP-1			APN#:	7005005060
Listing Company:	Colliers				
Agents:	<a href="#">Stephen C. Calhoun 323-278-3111</a> , <a href="#">Matthew Erickson 323-278-3117</a>				
Listing #:	39651200	Listing Date:	01/29/2024	FTCF:	CB250Y150S000/AOAA
Notes:	Tenant to verify all information contained herein. Lunch room included in office area. Fire sprinklered: .60 GPM/2000SF. Restrooms: 1-M, 1-W. Free standing building. Part of industrial park. 2nd Year Lease rate published at \$1.55 psf gross.				

# 16027 Carmenita Road Cerritos, CA

## Site Plan and Aerial



### CONTACT:

**Stephen C. Calhoun**  
License No. 00615478  
+1 323 278 3111  
[steve.calhoun@colliers.com](mailto:steve.calhoun@colliers.com)

**Matt Erickson**  
License No. 01877324  
+1 323 278 3117  
[matt.erickson@colliers.com](mailto:matt.erickson@colliers.com)

**Colliers**

2141 Rosecrans Avenue  
Suite 1120  
El Segundo, CA 90245  
[colliers.com](http://colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.