

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
Lease Rate/SF: \$1.00
Lease Type: Gross
Available SF: 16,470 SF
Minimum SF: 16,470 SF
Prop Lot Size: 0.97 Ac / 42,079 SF
Term: 3-5 Years w/ COLA's
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$27,415 / 2023
Yard: No
Zoning: ADP-1

Sprinklered: Yes
Clear Height: 18'
GL Doors/Dim: 2
DH Doors/Dim: 0
A: 200 V: 277/480 O: W:
Construction Type: Concrete
Const Status/Year Blt: Existing / 1974
Whse HVAC: No
Parking Spaces: 20 / **Ratio:** 1.2:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,452 SF / 3
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: MidCounties
APN#: 7005005060

Listing Company: Colliers
Agents: [Stephen C. Calhoun 323-278-3111](#), [Matthew Erickson 323-278-3117](#)

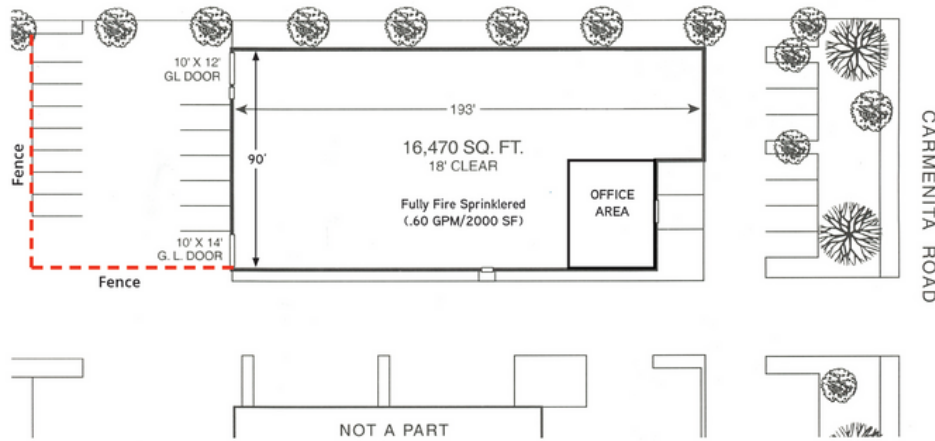
Listing #: 39651200 **Listing Date:** 01/29/2024

FTCF: CB250Y150S000/A0AA

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:

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