

OWNER - USER OFFERING

FOR SALE

±64,318 SQ FT



16205 Distribution Way
CERRITOS, CA



**HOWLAND DESTINO
INDUSTRIAL TEAM**

DestinoIndustrial.com



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[PROPERTY VIDEO](#)



BUILDING HIGHLIGHTS

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





SITE PLAN



120'

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

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