

FOR LEASE

**±43,080 SF INDUSTRIAL BUILDING
ON ±88,317 SF OF LAND**

LEASE RATE: \$53,850/MO (\$1.25/SF) GROSS



13815 STRUIKMAN RD | CERRITOS | CA 90703

DOUG CLINE

Senior Vice President | LIC NO 01142005

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

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Food Processing
Possible



2,214 SF Freezer
& 220 SF Cooler
& Processing Room



Free Standing
Manufacturing/
Distribution
Facility



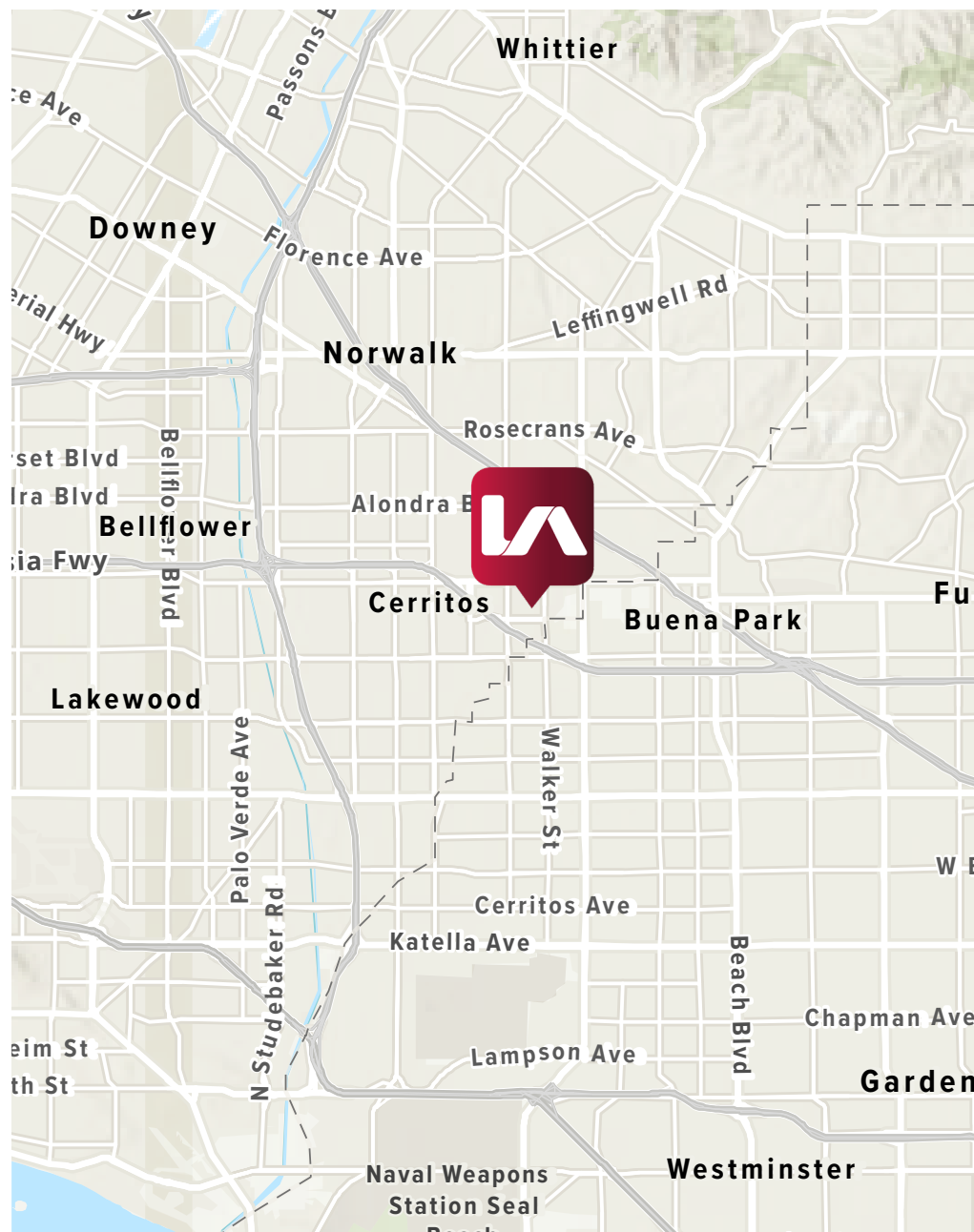
Dock High and
Ground Level
Loading



Existing Racking
Available For Use

PROPERTY INFORMATION

Available SF	±43,080	Rail Service	No
Minimum SF	±43,080	GL Doors	4
Clear Height	17'	DH Doors	3
Sprinklered	Yes	Construction Type	Tilt-Wall
Prop Lot Size	88,317 SF	Year Built	1971
Term	Acceptable to Owner	Specific Use	Warehouse/Distribution
Yard	No	Warehouse AC	No
Office SF	±1,960 SF	Zoning	CEM
Possession Date	02/01/25	Market/Submarket	MidCounties
Vacant	No	APN	7003-004-030
For Sale	No	Power	A: 400 V: 240 O: 3 W: 3
Parking Spaces	45		



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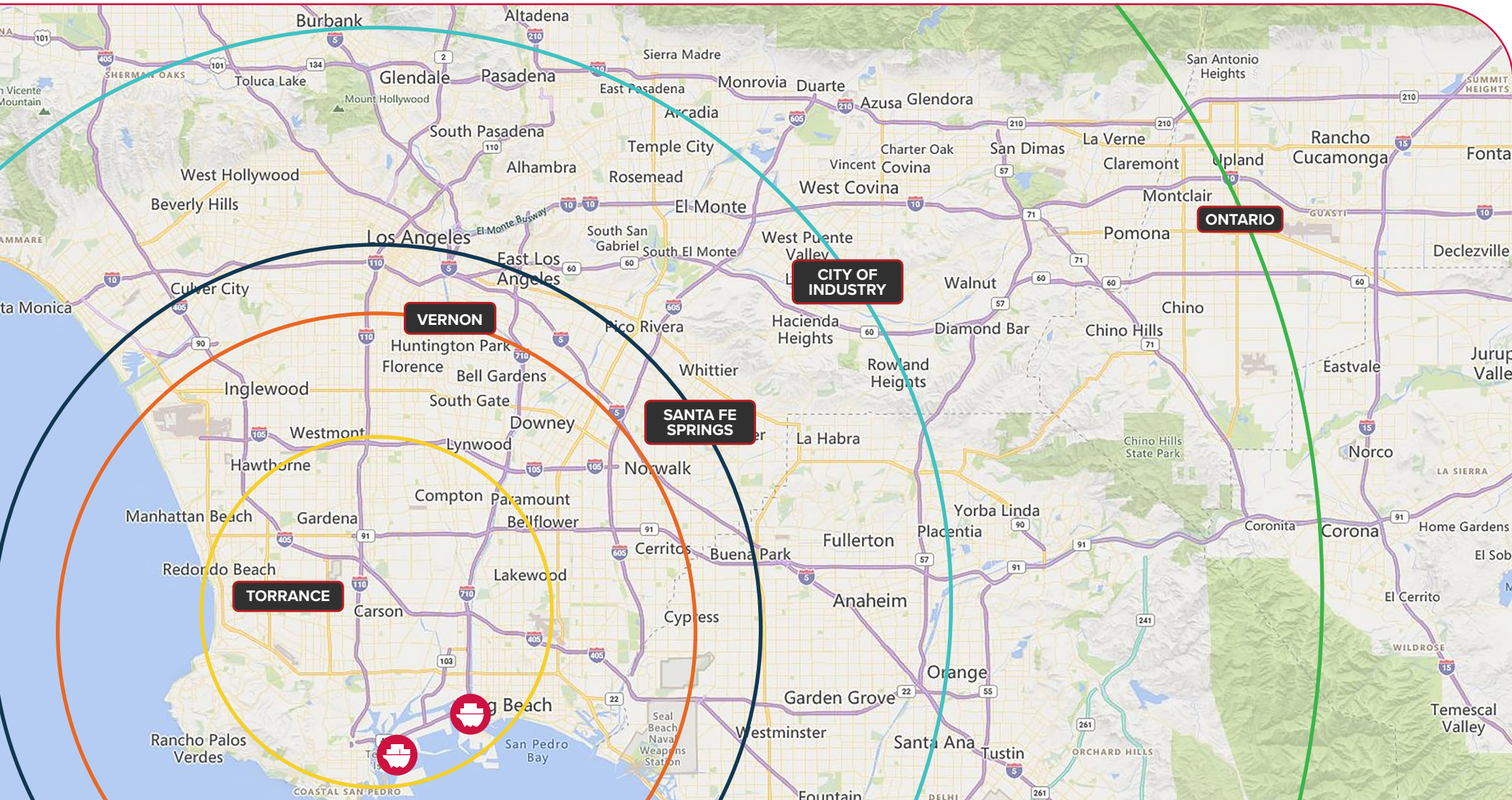
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DRAYAGE COST MAP



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	\$429	\$511	\$565	\$565	\$683

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LEE-ASSOCIATES.COM/DOWNTOWNLA | TEAM-CLINE.COM

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.