

FOR LEASE

±64,318 SF on ±3.12 Acres of Land

16205 DISTRIBUTION WAY | CERRITOS, CA



**MASSIVE
RATE REDUCTION
LANDLORD WANTS NEXT DEAL!**

PROPERTY FEATURES

- Corporate Environment in Highly Desirable Cerritos Location
- Freestanding Industrial Building Well Suited for Wholesale Food Processing, Food Warehouse, Distribution, and Light Manufacturing
- ±11,234 Square Feet of Office Space (Two Story)
- ±10,000 Square Feet of R&D/Air Conditioned Production Areas with Floor Drains and Washable Walls
- Fully Fenced Yard/Loading Area
- 1,200 Amps, 277/480 V 3 Phase Power (Verify)
- 20' - 23' Warehouse Clearance
- Fully Racked Warehouse Including ±17k SF of Sprinklered Racks (S1 Occupancy—Verify)
- Motion-Sensor Warehouse Lights
- 1 Ground Level Door
- 4 Dock High Loading Doors w/ Pit Levelers
- Immediate Access to **5**, **605** and **91** Freeways
- **Competitive Lease Rate and Low Triple Net Costs!**



EXCLUSIVELY OFFERED BY:

Voit
REAL ESTATE SERVICES



LOREN CARGILE
Vice President | Partner
License #01431329

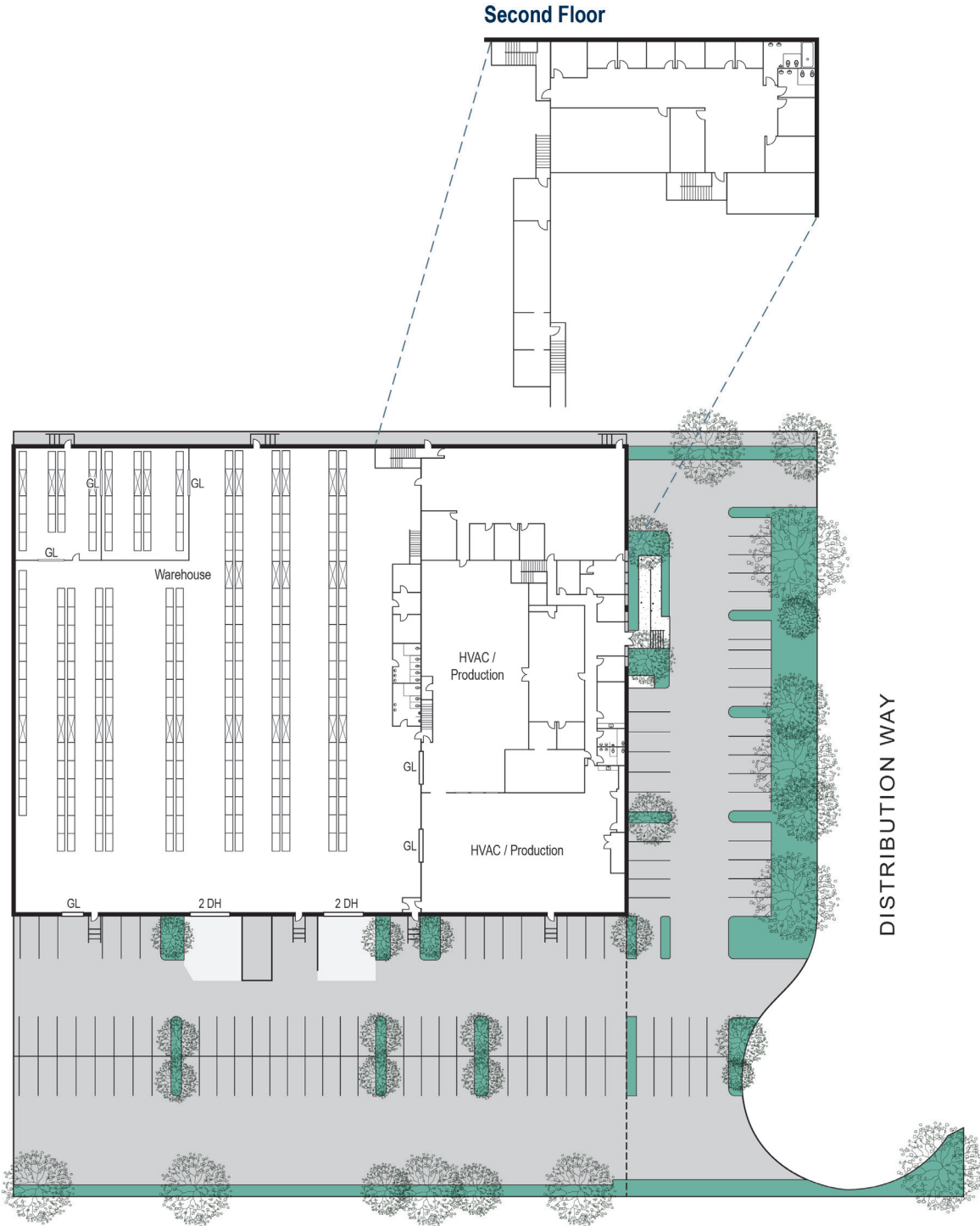
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SITE PLAN



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PROPERTY PHOTOS



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AERIAL PHOTOS



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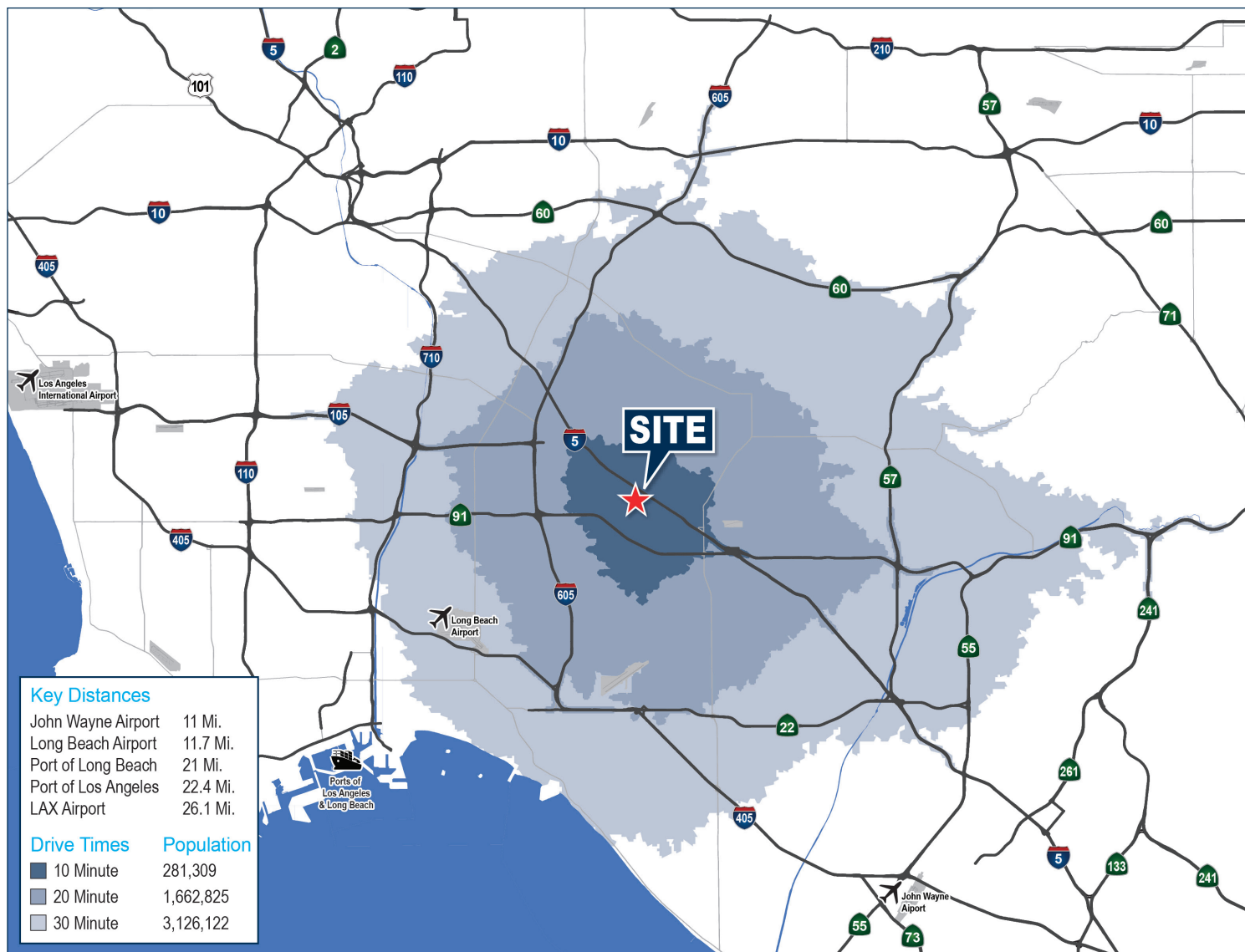
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DRIVE TIME MAP



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