

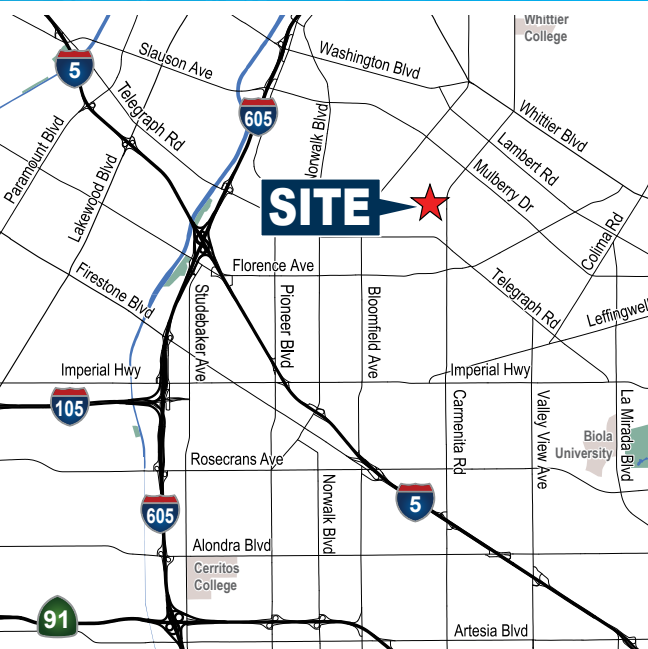
# PAINTER BUSINESS PARK

9825, 9845, 9905, 9925

PAINTER AVENUE  
WHITTIER, CA 90605

13115 – 13135  
BARTON ROAD  
WHITTIER, CA 90605

PROFESSIONALLY MANAGED BY:



## INDUSTRIAL UNITS FOR LEASE

### FOR ADDITIONAL INFORMATION:

**MIKE VERNICK, CCIM, SIOR**  
Senior Vice President  
714.935.2354  
Lic. #01420885  
[mvernick@voitco.com](mailto:mvernick@voitco.com)

**TOM TERRY**  
Vice President  
714.935.2313  
Lic. #02069424  
[tterry@voitco.com](mailto:tterry@voitco.com)

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# AVAILABLE UNITS

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9845 Painter Ave., Ste. C Whittier, CA	±2,016 SF	±600 SF	\$1.34 PSF	\$2,101.00 Plus CAM*	Reception, private office, restroom and warehouse with ground level loading door.
9925 Painter Ave., Ste. P Whittier, CA	±2,636 SF	±266 SF	\$1.34 PSF	\$3,532.00 Plus CAM*	Reception/open office, restroom and warehouse with ground level loading door.
9905 Painter Ave., Ste. A/B Whittier, CA	±2,928 SF	±1,279 SF	\$1.29 PSF	\$3,777.00 Plus CAM*	Reception, 2 private offices, 2 restrooms and warehouse with ground level loading door.
13115 Barton Rd., Ste. B/C Whittier, CA	±3,548 SF	±1,000 SF	\$1.29 PSF	\$4,577.00 Plus CAM*	Reception, 3 private offices, large open office area, 2 restrooms and warehouse with 2 ground level loading doors.
9845 Painter Ave., Ste. A/B Whittier	±3,920 SF	±810 SF	\$1.29 PSF	\$5,057.00 Plus CAM*	Reception, 4 private offices, break room, 2 restrooms and warehouse with ground level loading door.
9905 Painter Ave., Ste. P/Q Whittier, CA	±5,272 SF	±523 SF	\$1.29 PSF	\$6,800.00 Plus CAM*	Reception, private offices, restroom and warehouse with ground level loading doors. Can be leased individually.

\* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately \$0.15 PSF, subject to change.

**\*\* Security Patrol Periodically On Site.**



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Senior Vice President 714.935.2354 Lic. #01420885 mvernick@voitco.com

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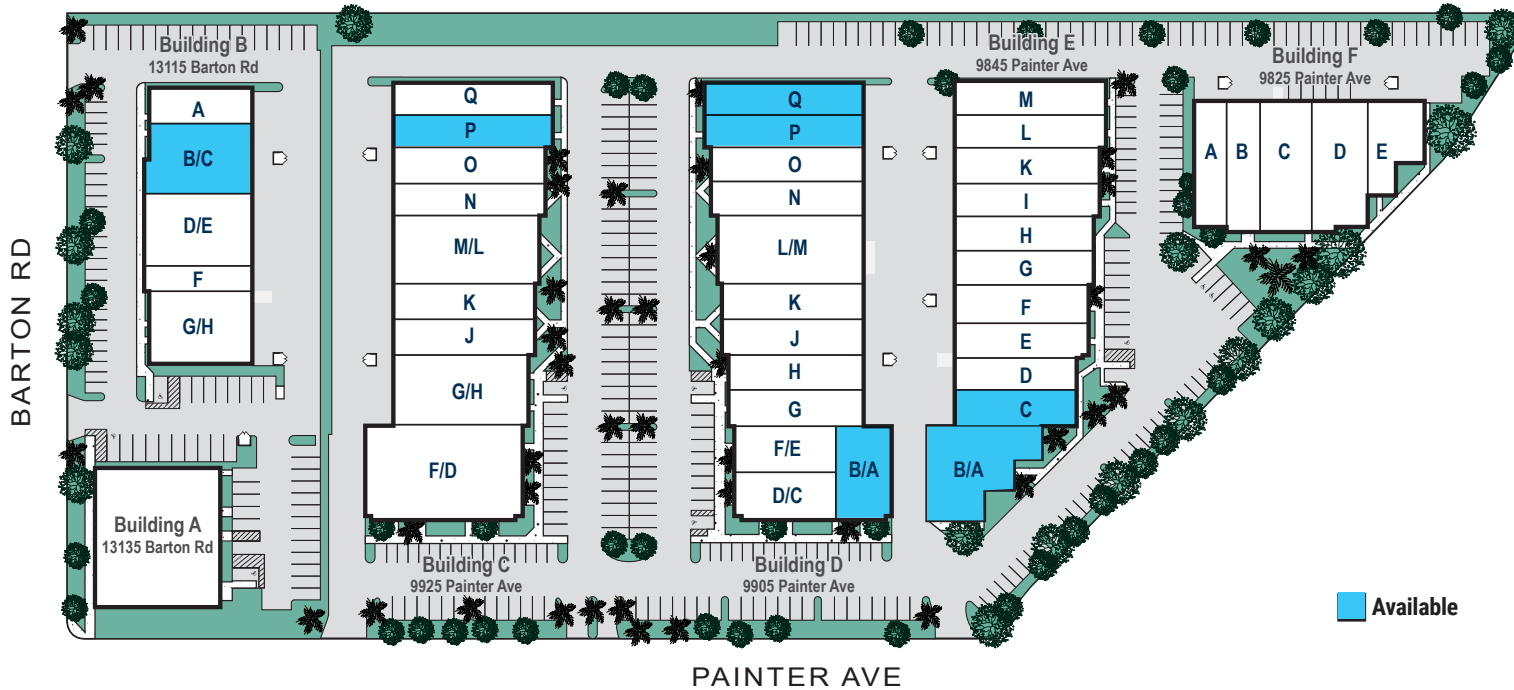
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Anaheim, CA 92806  
www.voitco.com

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# SITEPLAN



Pride of Ownership Asset  
Professionally Managed  
Business Park  
Security Patrol  
Periodically on Site



±124,845 RSF Office  
and Industrial Project  
(Units can be combined  
to accommodate a variety  
of sizes.)



±16'  
Clear Height



2:1,000 Ratio



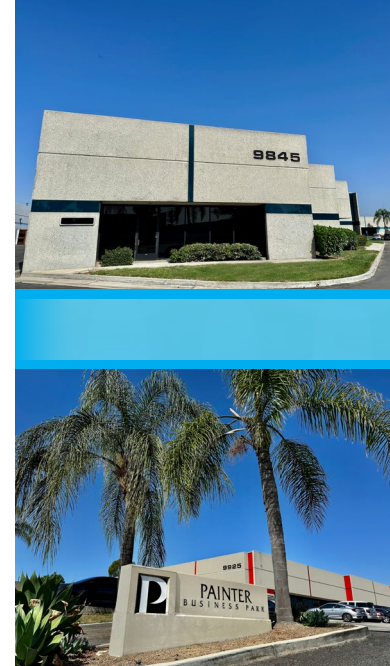
Functional Site  
Loading and  
Circulation



100-400 Amps  
Including 120/208  
Volts, 3 Phase Power



Excellent Access to  
Freeways



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# 9845 PAINTER AVENUE | UNIT C



Note: Floor Plan is approximate.

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9845 Painter Ave., Ste. C Whittier, CA	±2,016 SF	±600 SF	\$1.34 PSF	\$2,101.00 Plus CAM*	Reception, private office, restroom and warehouse with ground level loading door.

## UNIT FEATURES:

- » ±2,016 Total Square Feet
- » ±16' Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » One Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±600 SF of Office Space
- » Central Air Conditioning and Heating in Office Area
- » Security Patrol Periodically on Site

\*CAM Fee of \$0.15 Per Sq. Ft.



±2,016 SF



±600 SF



±16'  
CLEAR HEIGHT



200 AMPS (VERIFY)



1 GL

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# 9925 PAINTER AVENUE | UNIT P



Note: Floor Plan is approximate.

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9925 Painter Ave., Ste. P Whittier, CA	±2,636 SF	±266 SF	\$1.34 PSF	\$3,532.00 Plus CAM*	Reception/open office, restroom and warehouse with ground level loading door. "Can be combined with adjacent unit."

## UNIT FEATURES:

- » ±2,636 Total Square Feet
- » ±16' Clear Height
- » 100 Amps, 120/208 Volts, 3 Phase Power (verify)
- » One Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±266 SF Improved Office Space
- » One Private Office
- » Restroom
- » Central Air Conditioning and Heating in Office Area

\*CAM Fee of \$0.15 Per Sq. Ft.

±2,636 SF

±266 SF

±16'  
CLEAR HEIGHT

100 AMPS (VERIFY)

1 GL

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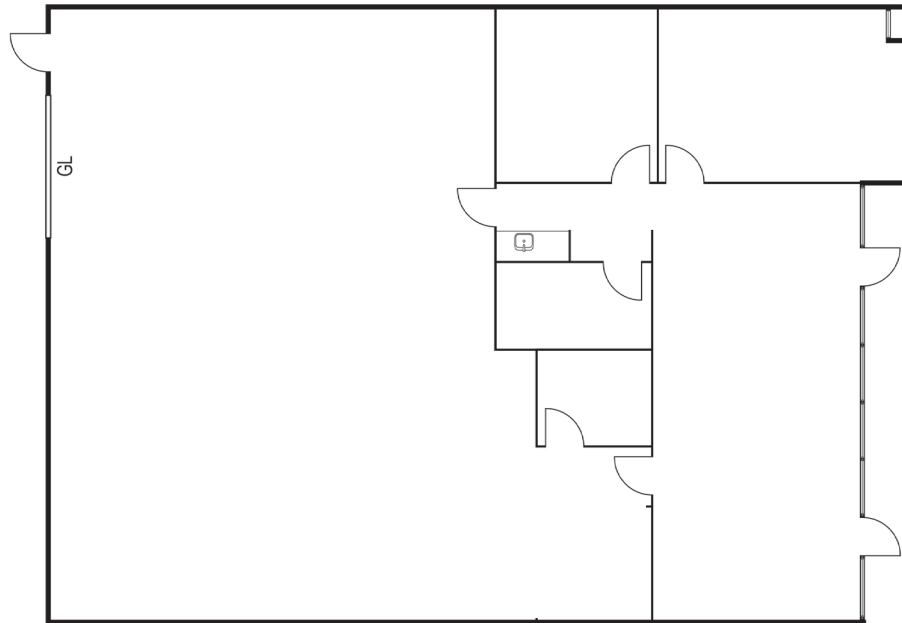
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# 9905 PAINTER AVENUE | UNIT A/B



Note: Floor Plan is approximate.



±2,928 SF



±1,279 SF



±16'  
CLEAR HEIGHT



200 AMPS (VERIFY)



1 GL

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9905 Painter Ave., Ste. A/B Whittier, CA	±2,928 SF	±1,279 SF	\$1.29 PSF	\$3,777.00 Plus CAM*	Reception, 2 private offices, 2 restrooms and warehouse with ground level loading door.

## UNIT FEATURES:

- » ±2,928 Total Square Feet
- » ±16' Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » One Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±1,279 SF of Office Space
- » Central Air Conditioning and Heating in Office Area
- » Security Patrol Periodically on Site

\*CAM Fee of \$0.15 Per Sq. Ft.

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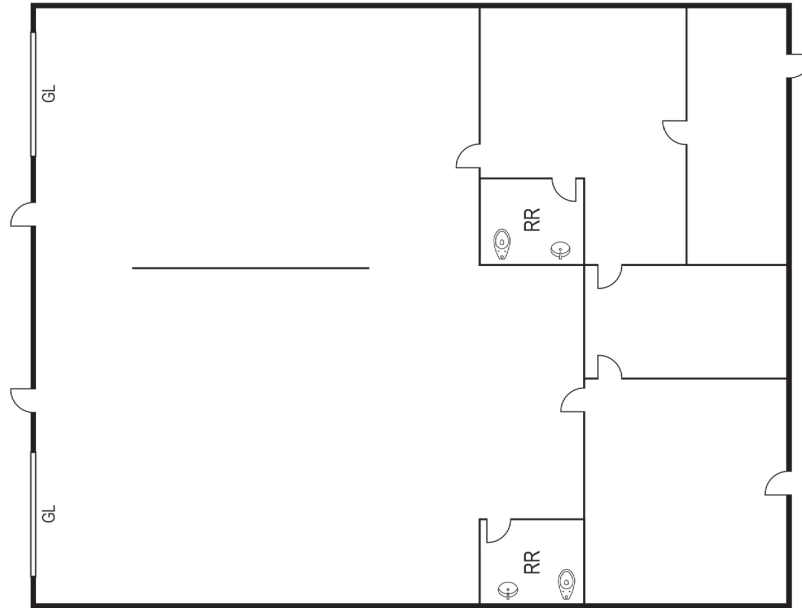
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# 13115 BARTON ROAD | UNIT B/C



Note: Floor Plan is approximate.

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
13115 Barton Rd., Ste. B/C Whittier, CA	±3,548 SF	±1,000 SF	\$1.29 PSF	\$4,577.00 Plus CAM*	Reception, 3 private offices, large open office area, 2 restrooms and warehouse with 2 ground level loading doors.

## UNIT FEATURES:

- » ±3,548 Total Square Feet
- » ±16' Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » Two Ground Level 10' x 10' Loading Doors
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±1,000 SF Improved Office Space
- » Three Private Offices
- » Two Restrooms
- » Central Air Conditioning and Heating in Office Area
- » Security Patrol Periodically on Site

\*CAM Fee of \$0.15 Per Sq. Ft.

±3,548 SF

±1,000 SF

±16'  
CLEAR HEIGHT

200 AMPS (VERIFY)

2 GL

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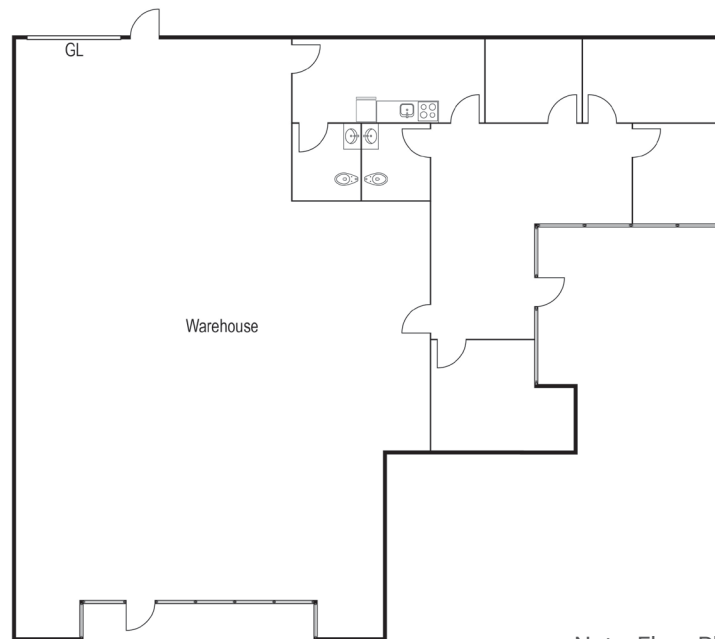
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# 9845 PAINTER AVENUE | UNIT A/B



Note: Floor Plan is approximate.

  
±3,920 SF

  
±810 SF

  
±16"  
CLEAR HEIGHT

  
200 AMPS (VERIFY)

  
1 GL

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9845 Painter Ave., Ste. A/B Whittier, CA	±3,920 SF	±810 SF	\$1.29 PSF	\$5,057.00 Plus CAM*	Reception, 4 private offices, break room, 2 restrooms, and warehouse with ground level loading door.

## UNIT FEATURES:

- » ±3,920 Total Square Feet
- » ±16' Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » One Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±810 SF Improved Office Space
- » Two Private Offices
- » Restroom
- » Central Air Conditioning and Heating in Office Area

\*CAM Fee of \$0.15 Per Sq. Ft.

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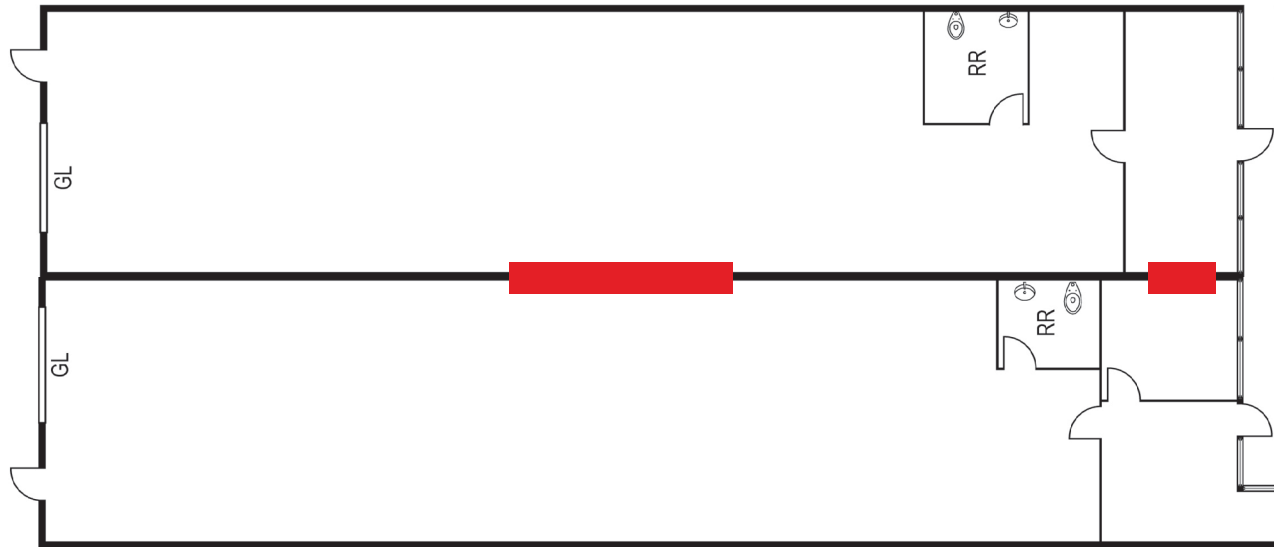
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# 9905 PAINTER AVENUE | UNIT P/Q



Note: Floor Plan is approximate.

Can be removed to provide unit-to-unit access

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9905 Painter Ave., Ste. P/Q Whittier, CA	±5,272 SF	±523 SF	\$1.29 PSF	\$6,800.00 Plus CAM*	Reception, private offices, restroom and warehouse with ground level loading doors. Can be leased individually.

## UNIT FEATURES:

- » ±5,272 Total Square Feet
- » ±16' Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » Two Ground Level 10' x 10' Loading Doors
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±523 SF Improved Office Space
- » Two Private Offices
- » Restroom
- » Central Air Conditioning and Heating in Office Area

\*CAM Fee of \$0.15 Per Sq. Ft.

  
±5,272 SF

  
±523 SF

  
±16'  
CLEAR HEIGHT

  
200 AMPS (VERIFY)

  
2 GL

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# AERIAL



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