

FREESTANDING R&D/INDUSTRIAL BUILDING



±5,448 SF FOR SALE

R&D/INDUSTRIAL BUILDING

13246 ALONDRA BLVD.
CERRITOS | CA

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY HIGHLIGHTS



±5,448 SF
R&D/INDUSTRIAL
BUILDING



±47,175 SF
(±1.08 AC)
LOT



ABUNDANT
PARKING
5.7/1,000 SF



ONE (1)
GROUND LEVEL
DOOR

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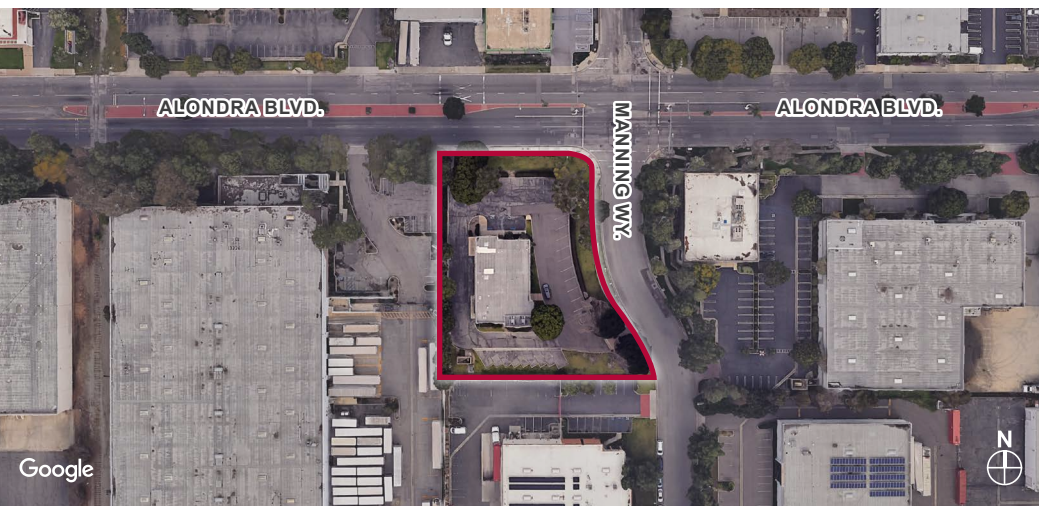
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PROPERTY FEATURES:

- Prestigious Cerritos Location
- ±5,448 SF R&D/Industrial Building
- Functional Office Build-out
- 11' Warehouse/Storage Clear Height
- One (1) 12' x 12' Ground Level Door
- 400A, 120/208V, 3P, 4W Power
- Abundant Parking - 5.7/1,000 SF
- ADP-1 Zoning
- Prime Signalized Corner on Alondra Blvd. and Manning Wy.
- Minutes to Cerritos Towne Center
- Close Proximity to 5, 91, and 605 Freeways



±5,448 SF
INDUSTRIAL BUILDING



±47,175 SF
LOT



ABUNDANT PARKING
5.7/1,000 SF



ONE (1)
GROUND LEVEL DOOR

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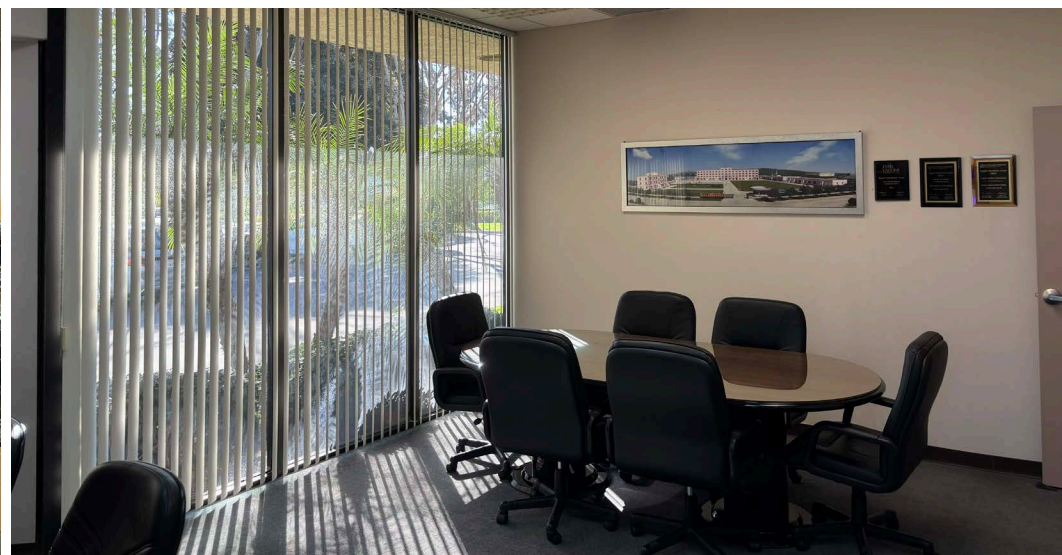
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GALLERY



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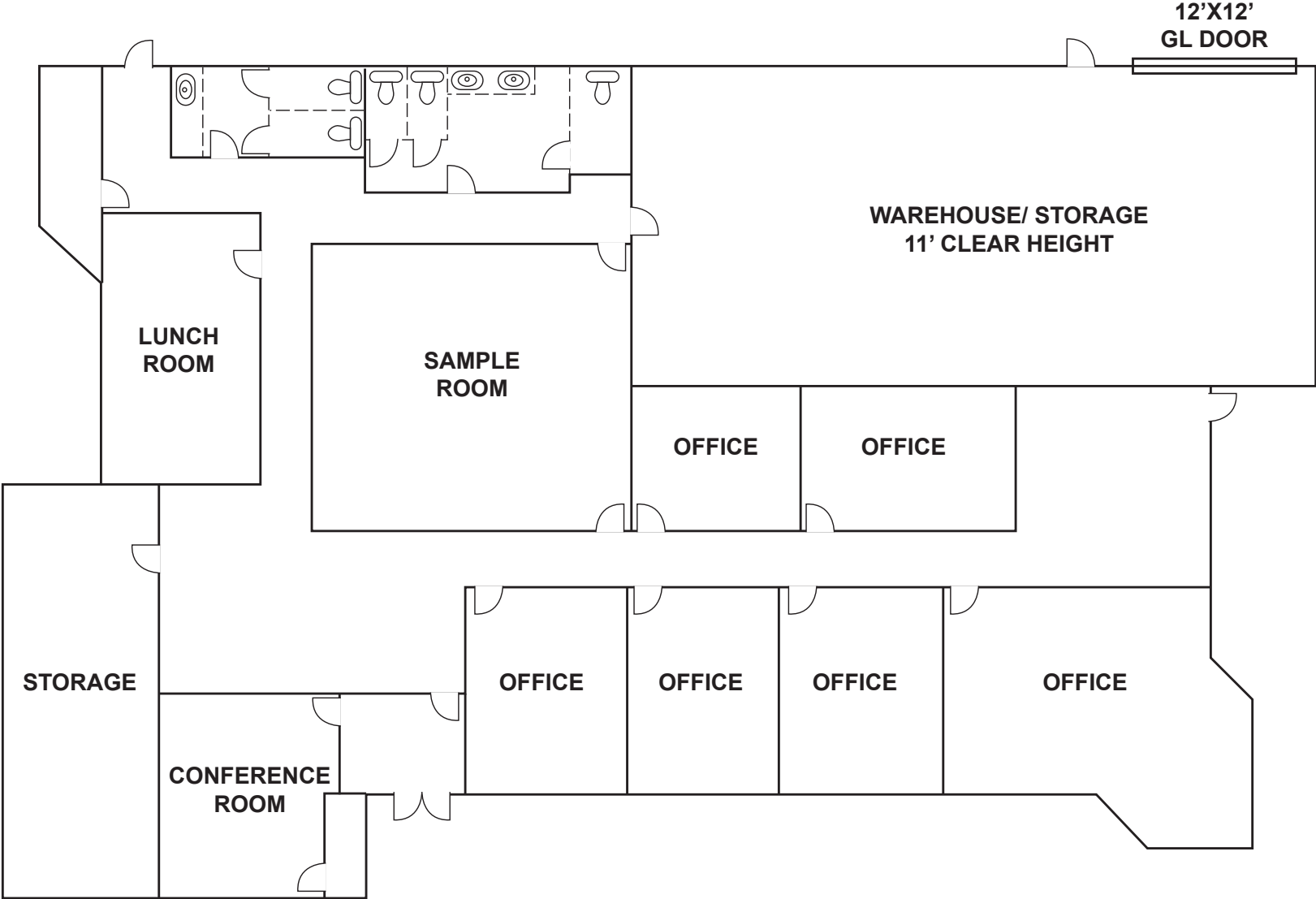
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FLOOR PLAN



*NOT TO SCALE

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LOCATION HIGHLIGHTS

Located Minutes away, the Cerritos Towne Center is a premier master-planned business and lifestyle destination offering more than one million square feet of Class-A office space within a vibrant mixed-use campus. The professional environment is supported by approximately 600,000 square feet of nearby retail, dining, and entertainment, including a luxury cinema experience, full-service hotel accommodations, and a wide variety of national and local amenities.

The center is uniquely anchored by renowned civic and cultural attractions such as the Cerritos Center for the Performing Arts and the state-of-the-art Cerritos Library, creating a dynamic live-work-entertain setting that enhances the daily experience for tenants and visitors alike.

Designed as a campus-style environment, Cerritos Towne Center features mature landscaping, curated public art installations, signature water features,

generous pedestrian pathways, and expansive greenbelt areas that promote walkability and an elevated corporate atmosphere.

13246 Alondra Blvd offers a strategic position between the major business hubs of Los Angeles and Orange County, with prominent frontage along Alondra Boulevard and convenient multiple points of ingress and egress. The property provides immediate access to the I-91, I-5, and I-605 freeways, enabling efficient connectivity throughout Southern California.

Air travel is also convenient, with access to Los Angeles International Airport, John Wayne Airport, and Ontario International Airport — each approximately a 30-minute drive.



SOURCE: CITY OF CERRITOS (CERRITOS.GOV)

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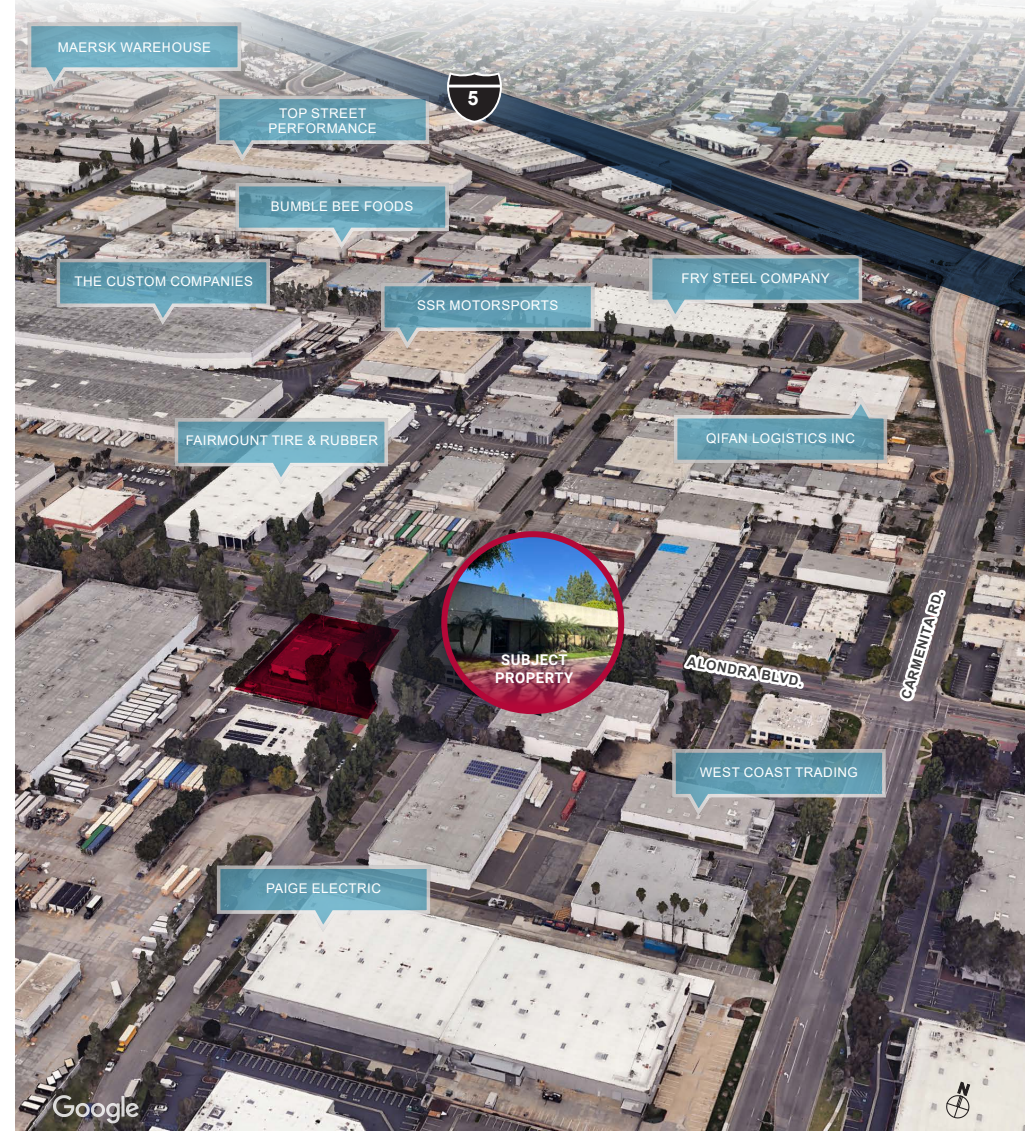
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LOCATION MAP AND AMENITIES



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