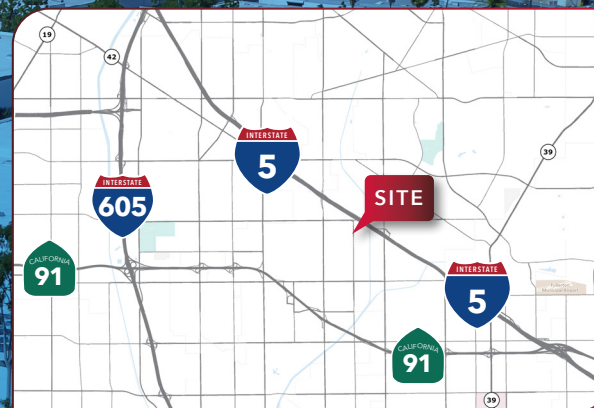


OWNER - USER OFFERING

FOR SALE

±64,318 SQ FT



16205 Distribution Way
CERRITOS, CA



**HOWLAND DESTINO
INDUSTRIAL TEAM**

DestinoIndustrial.com



Connor Howland

Principal | Lee & Associates

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**SCAN TO VIEW THE
PROPERTY VIDEO
OR CLICK HERE!**

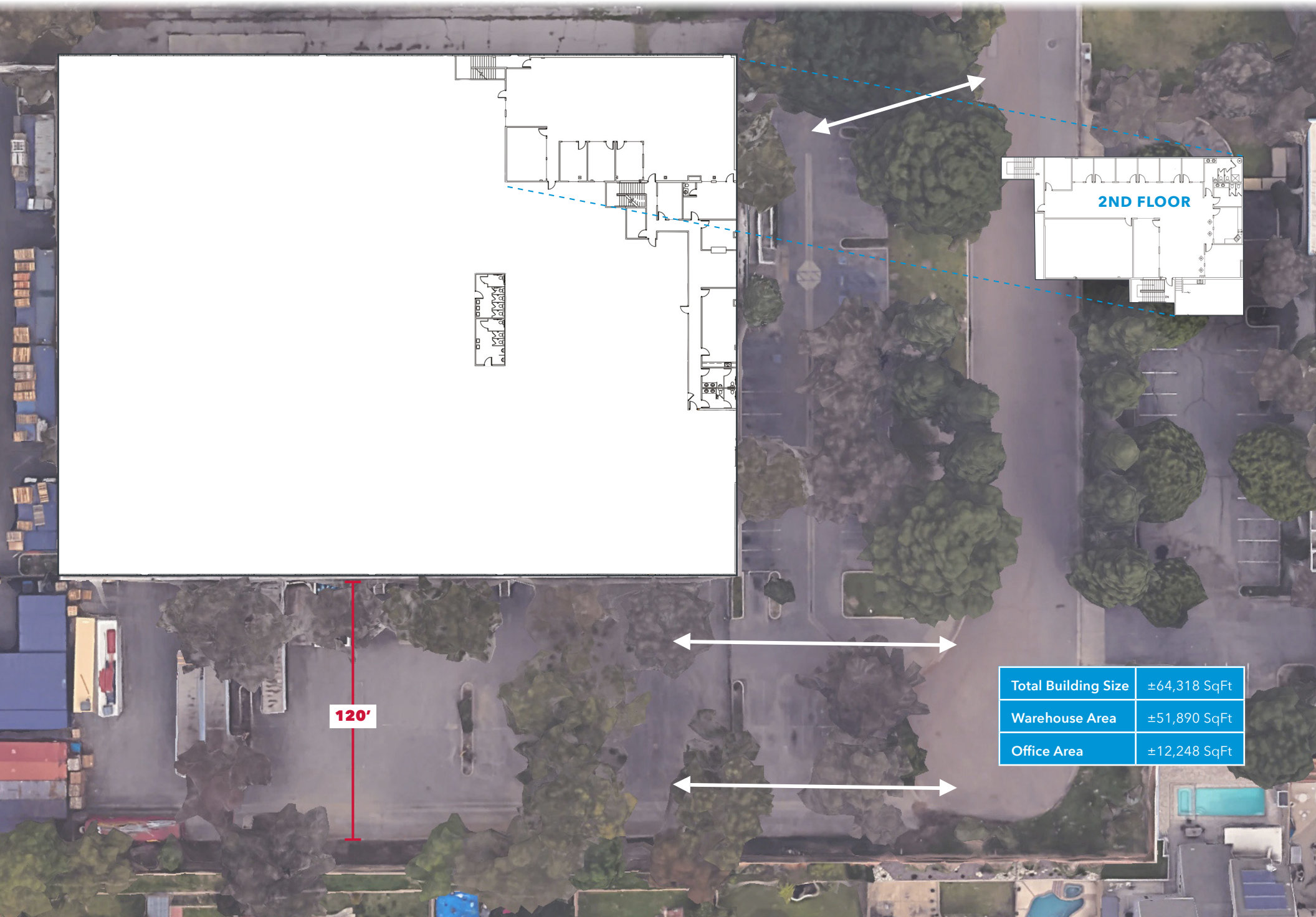
BUILDING HIGHLIGHTS

- Freestanding Building
- ±64,318 Sq Ft Industrial Building
- Lot Size: ±129,781 Sq Ft
- Fenced Truck Court
- Four (4) Dock High Loading Positions
- ±115' Truck Court
- Multiple Ingress/Egress Points
- One (1) Ground Level Loading Position
- 22' - 23' Warehouse Clear Height
- Calculated Fire Sprinklers (.33/4000)
- Existing Racking with In-Rack Sprinklers Available
- ±12,428 Sq Ft of Two Story-Office Space
- ±12,300 Sq Ft of HVAC Production Area
- Close Access to the 5 Freeway
- 1200 Amps, 277/480 Volts





SITE PLAN - POSSIBLE RECONFIGURATION

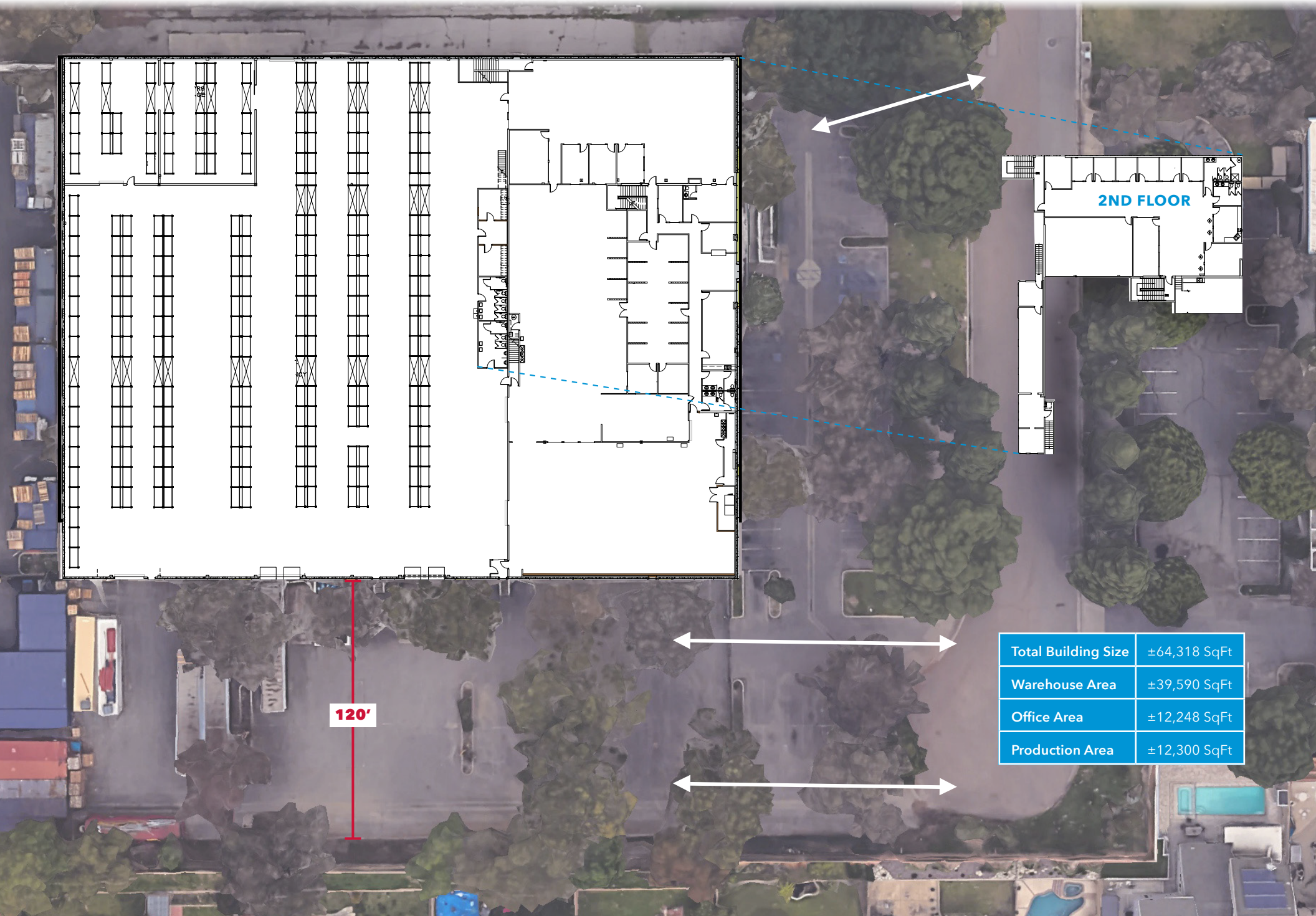


120'

2ND FLOOR

Total Building Size	±64,318 SqFt
Warehouse Area	±51,890 SqFt
Office Area	±12,248 SqFt

SITE PLAN - EXISTING



120'

2ND FLOOR

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

OWNER - USER OFFERING

FOR SALE

±64,318 SQ FT

16205 Distribution Way
CERRITOS, CA

NO VEHICLES ALLOWED
ON THIS STREET
AT ANY TIME
EXCEPT FOR
EMERGENCY VEHICLES
AND VEHICLES
OF THE CITY AND
COUNTY OF
ALBANY
NO RE-ENTRY AT
OR BY TOLSON

PRIVATE
PROPERTY

Your Name Here

16205



SCAN TO VIEW THE
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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