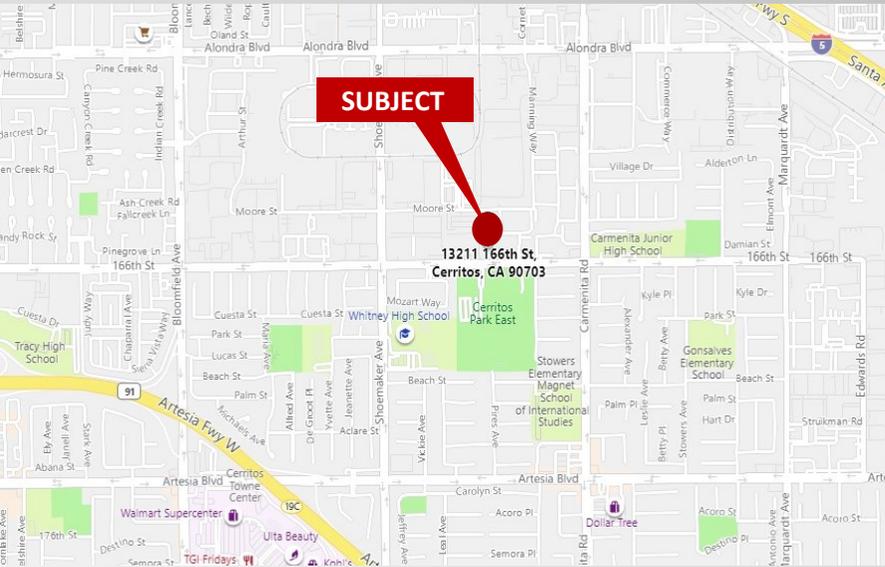




AVAILABLE FOR LEASE:

**19,130 Sq. Ft. Industrial Building
13211 E 166th St
Cerritos, CA 90703**

Highlights:



- 19,130 sq. ft. free standing industrial building
- 1,500 sq. ft. of offices
- Two (2) dock high loading positions
- One (1) ground level loading door
- 20' minimum ceiling height
- 400 Amps, 277/480 Volts, 3 Phase
- Outstanding Cerritos location
- Convenient Access to 5, 91, and 605 freeways
- Available: August 1, 2026
- Lease rate: \$1.50 Gross / sq. ft.
- OPEX Fee: \$0.0428 / sq. ft.

* Tenant to verify all information contained herein *

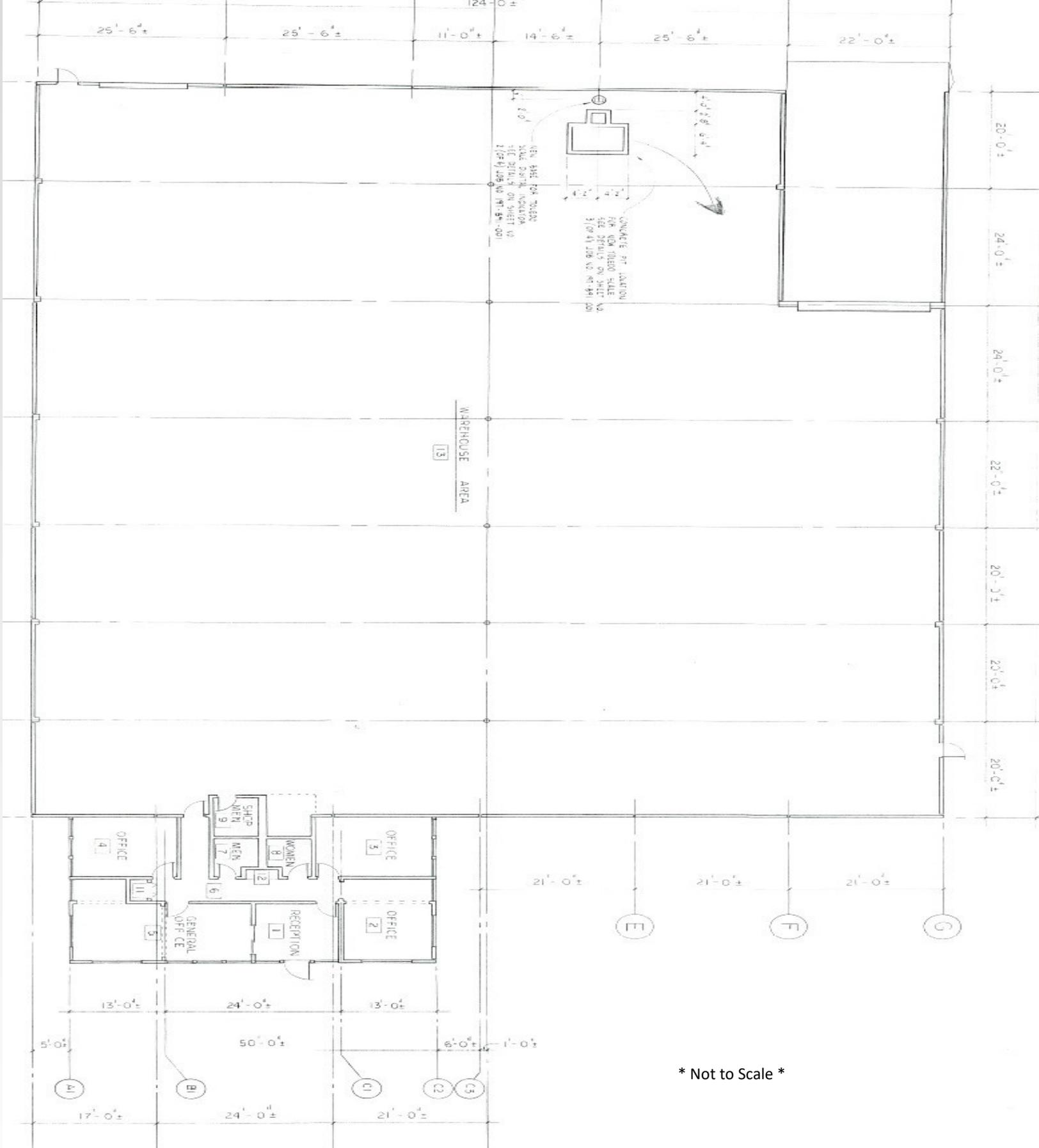


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