

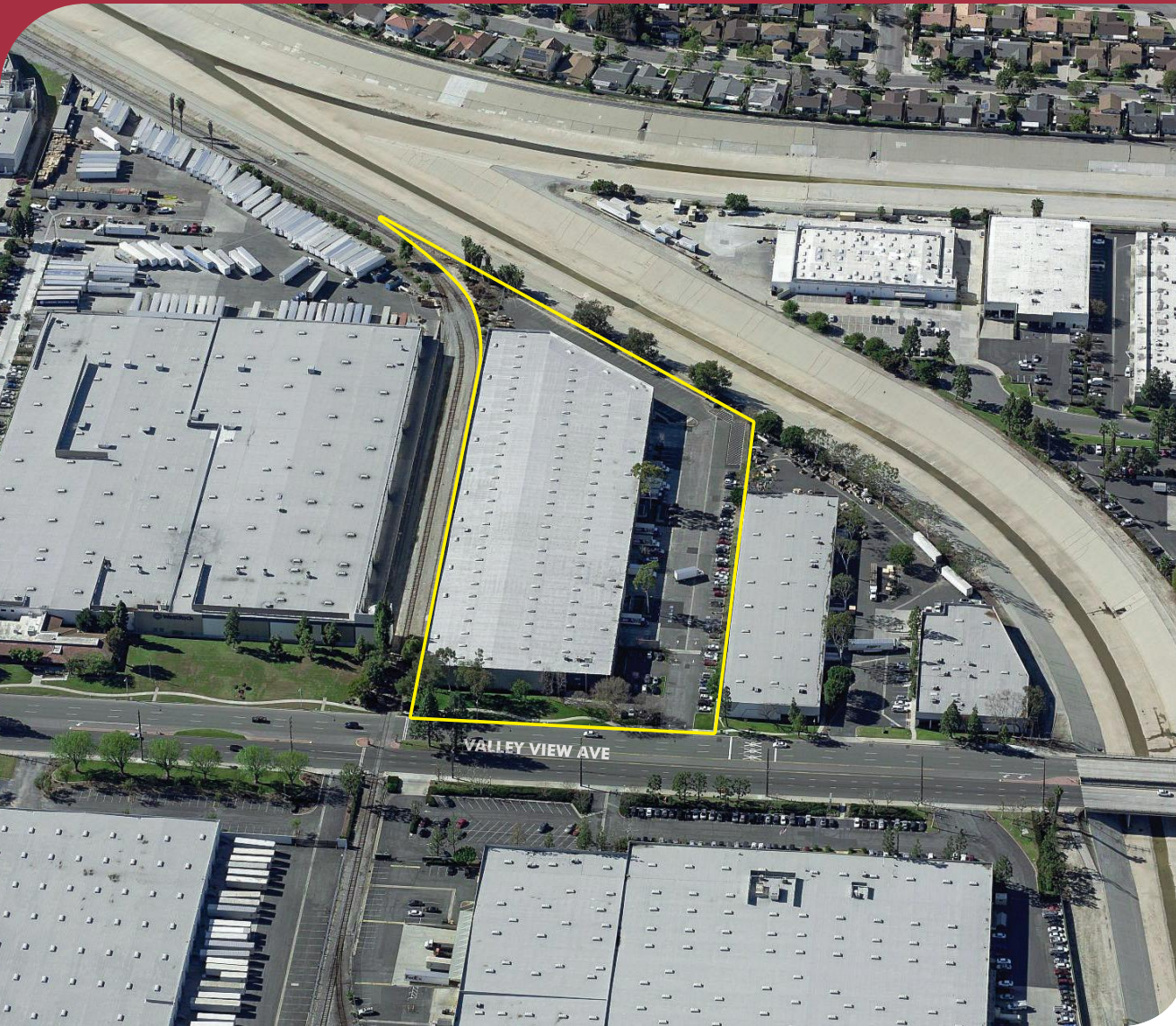


FOR LEASE
146,640 SF INDUSTRIAL
BUILDING

17817 VALLEY VIEW AVE
CERRITOS, CALIFORNIA 90703

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17817 VALLEY VIEW AVENUE | CERRITOS, CALIFORNIA 90703



PROPERTY HIGHLIGHTS

- + Great Mid-County Location
- + High Image Facility
- + Superior Location with Major Street Identity
- + Large Secured Yard
- + 24' Clear
- + 21 DH Loading Positions
- + 3,113 SF of Office
- + 48'x54' Column Spacing
- + 10 Load levelers
- + 11 Edge of Dock Plates
- + Immediate Access to I-5 & 91 Freeways
- + Potential Rail Availability

FOR MORE INFORMATION, PLEASE CONTACT

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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

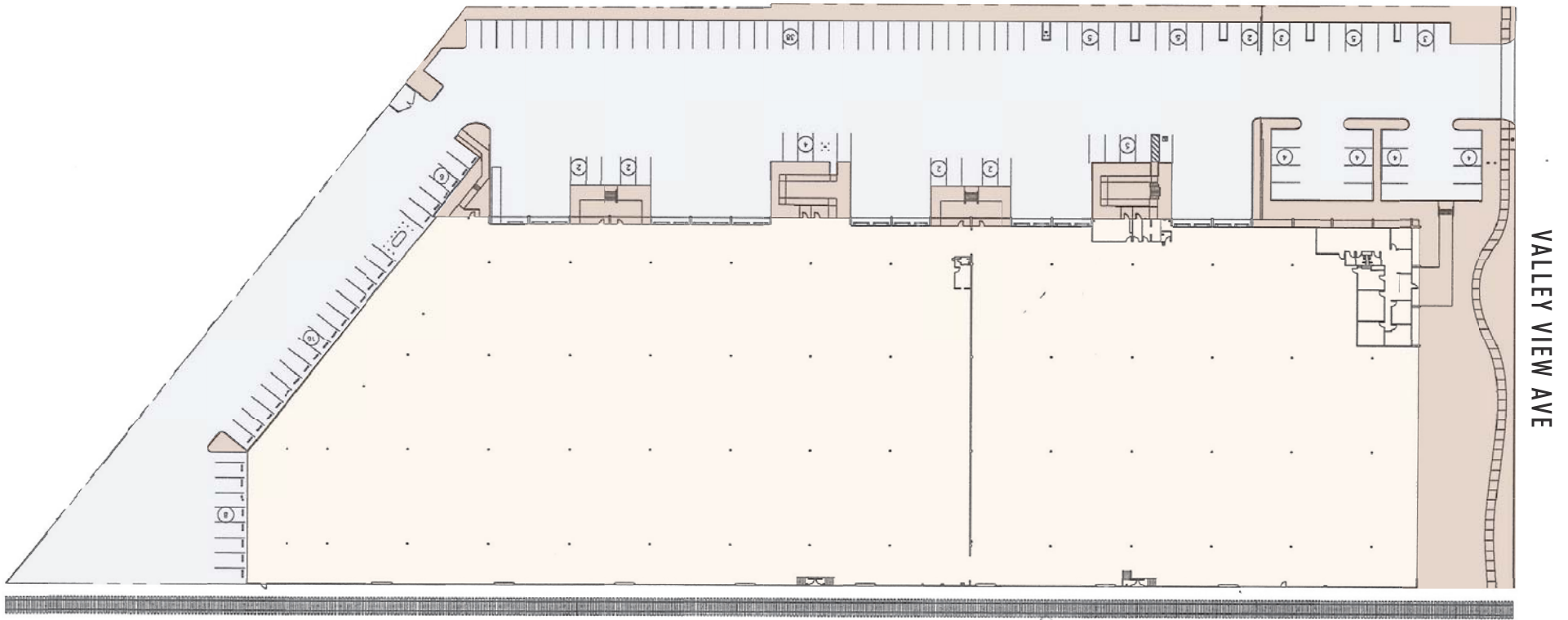


LEE & ASSOCIATES* - COMMERCE, INC. | CORP ID. 01125429
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SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate.

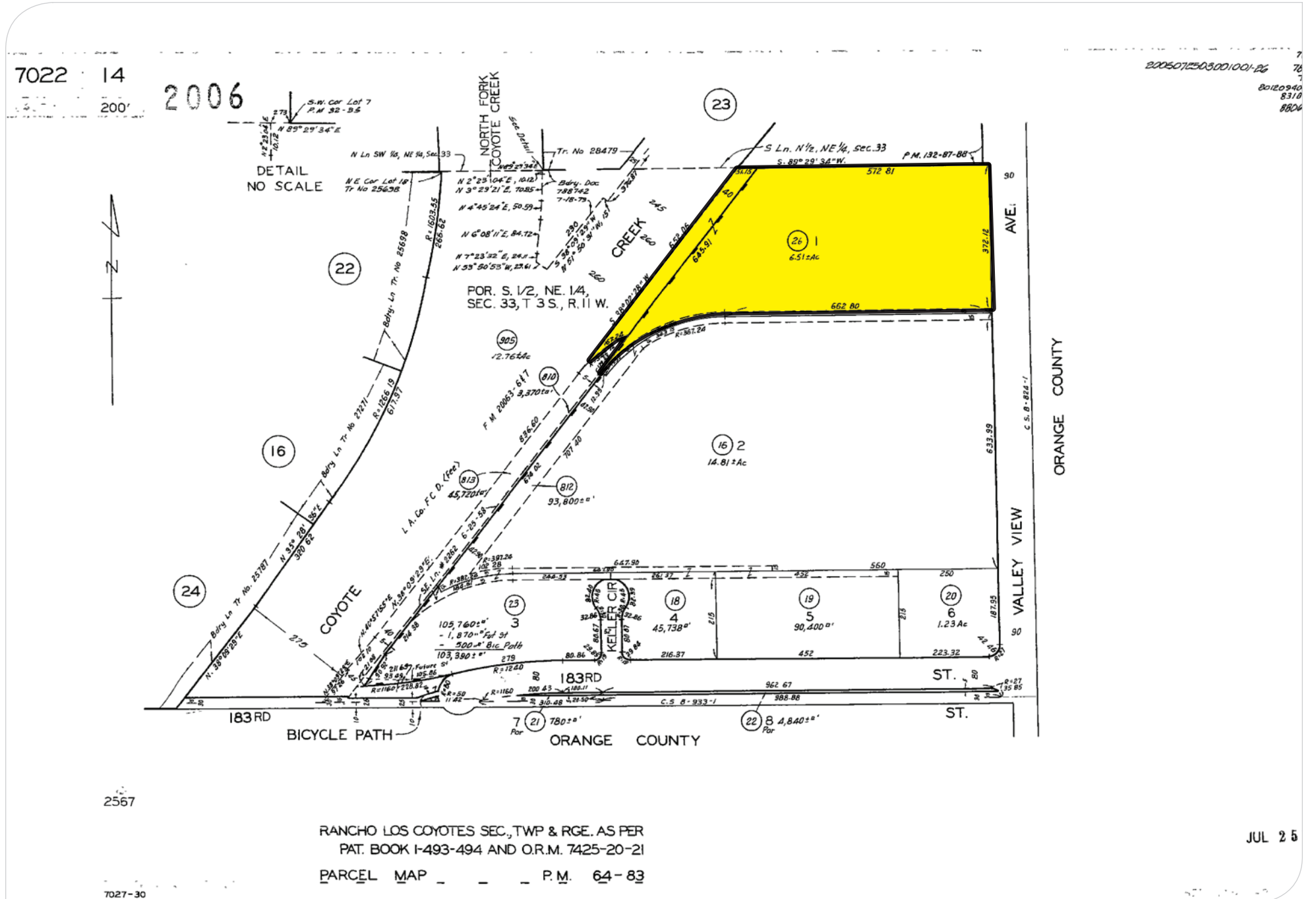
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PARCEL MAP



RANCHO LOS COYOTES SEC., TWP & RGE. AS PER
PAT. BOOK I-493-494 AND O.R.M. 7425-20-21
PARCEL MAP P.M. 64-83

JUL 25

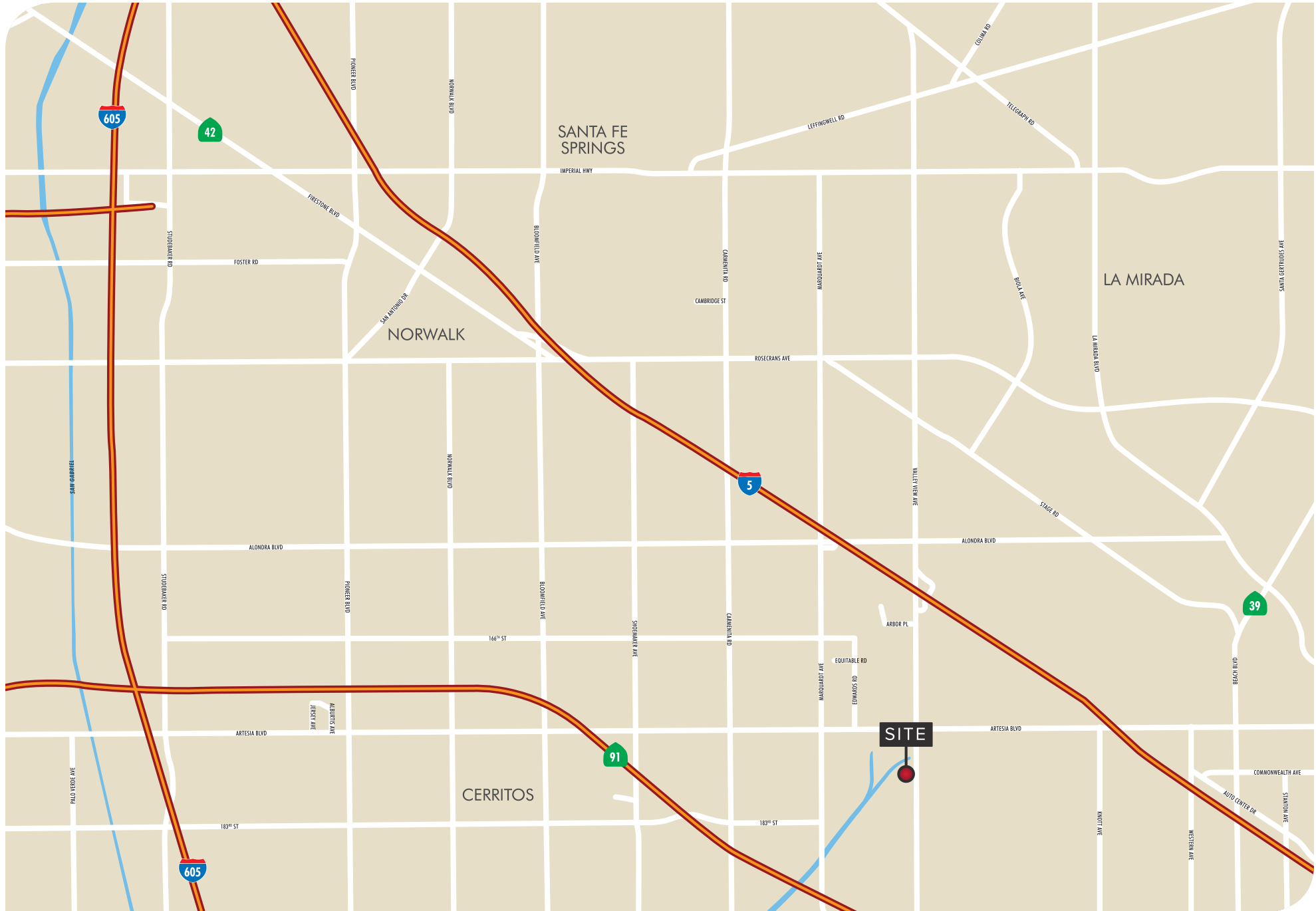
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LOCATOR MAP



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