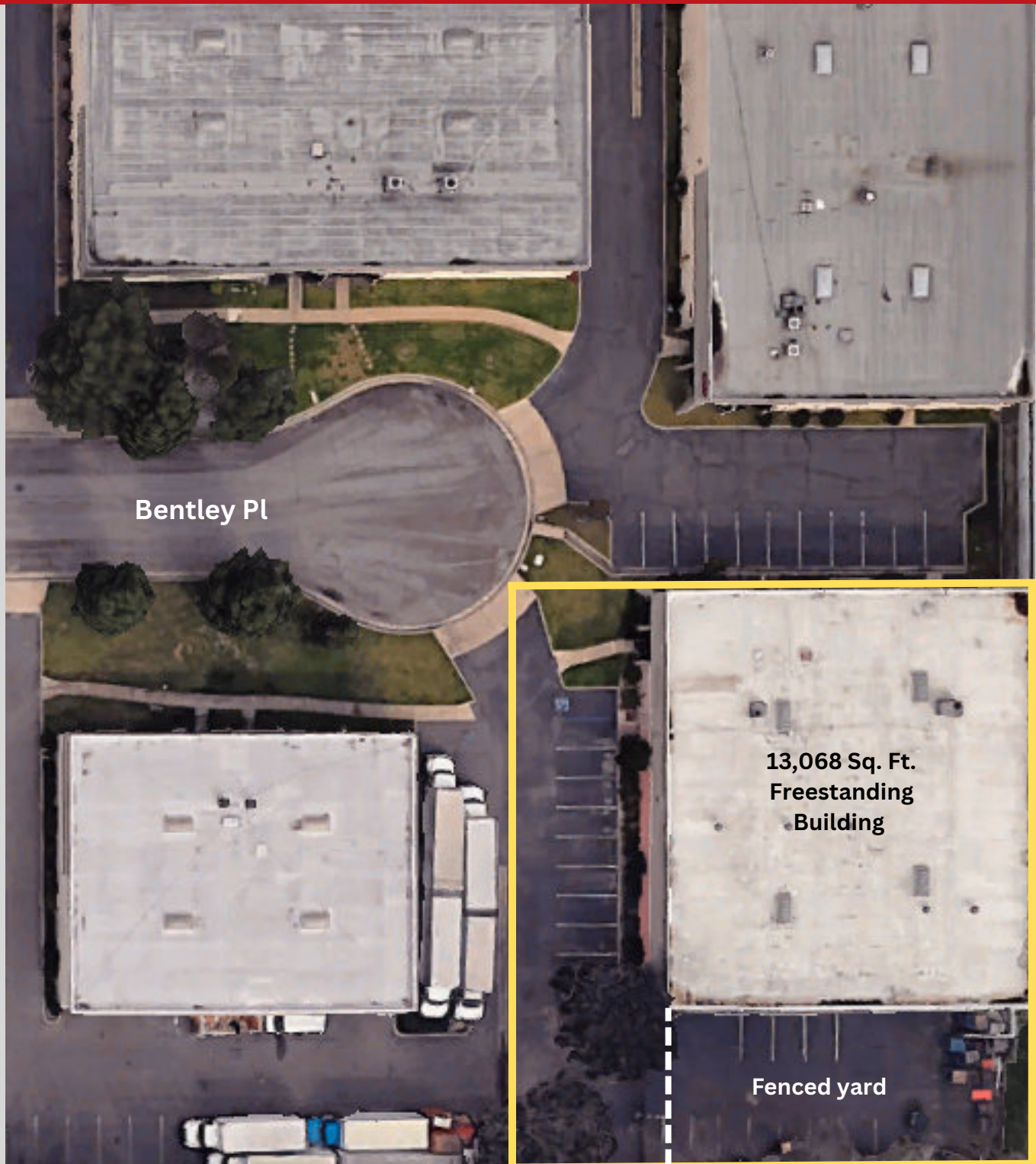




## Property Highlights

- ± 13,0698 sq. ft. freestanding building
- ± 3,100 sq. ft. highly functional office
  - Open bullpen area, 6 privates, and 3 restrooms
- Large private fenced yard
- Planned refurbishments
- Professionally managed
- 16' minimum ceiling height
- 200 Amps, 240 Volts, 3 Phase
- Ample parking: 26 spaces
- 2 Grade level doors (12'x12')
- Excellent Cerritos location
- Quick 5, 91, and 605 freeway access
- Available Now
- \$1.49 per sq. ft. Gross
  - \$0.06 per sq. ft. OPEX

# SITE MAP



COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

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