

For Sale/Lease

72,189 SF on 3.9 Acres

ENTITLED LAND SITE

17600 CRUSADER AVE
CERRITOS, CA 90703
605 FREEWAY FRONTAGE



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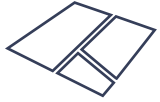
License No. 01908231

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BUILDING FEATURES



Building Size
72,189 SF



Site Area
3.9 Acres



Office Area
1st Floor: 3,667 SF
2nd Floor: 3,150
Total: 6,817 SF



Clear Height
30' Minimum



Loading
10 Dock High Doors
2 Grade Level Doors
60' Concrete Truck Apron



Sprinkler System
ESFR



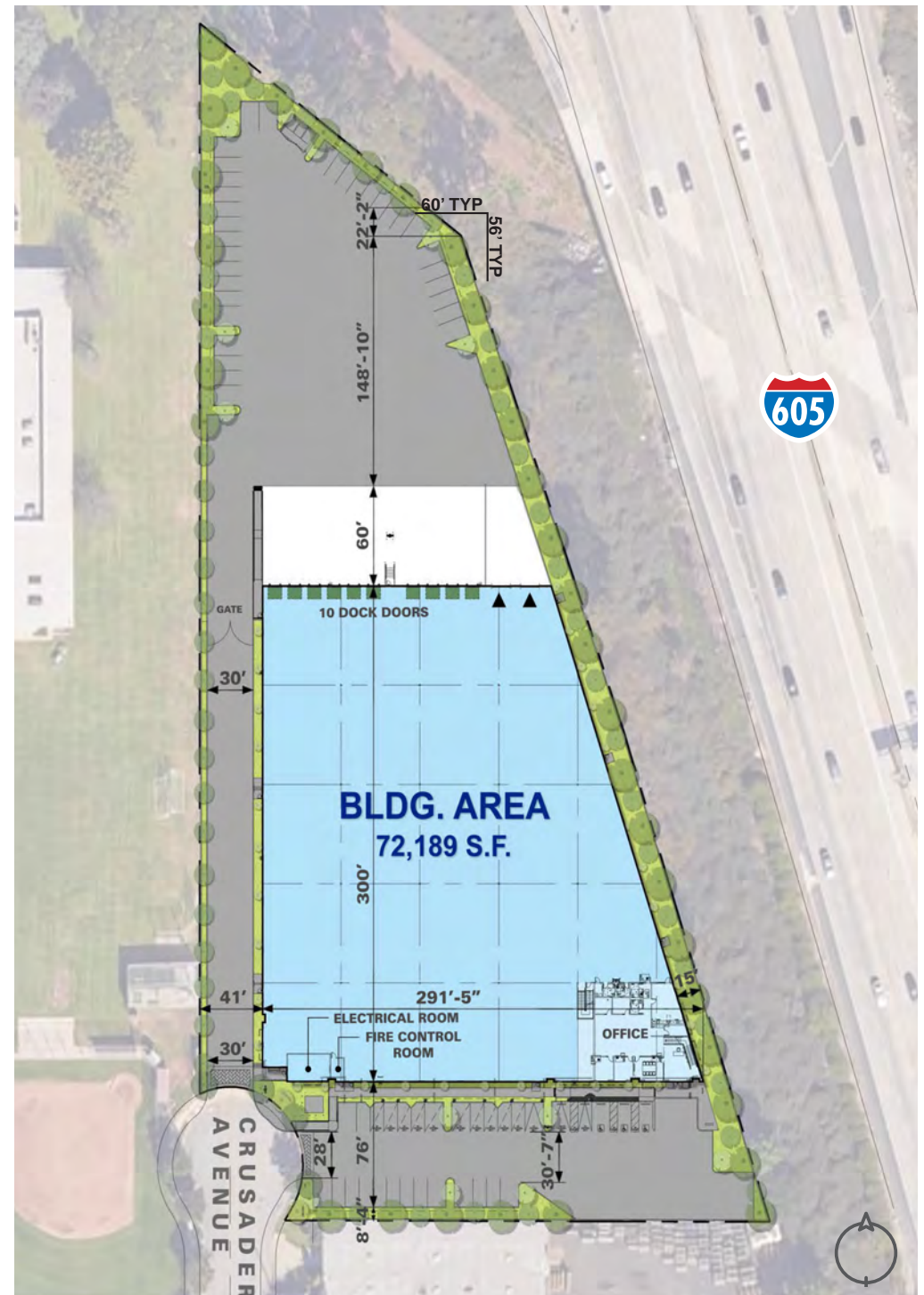
Car Parking
64 Car Stalls



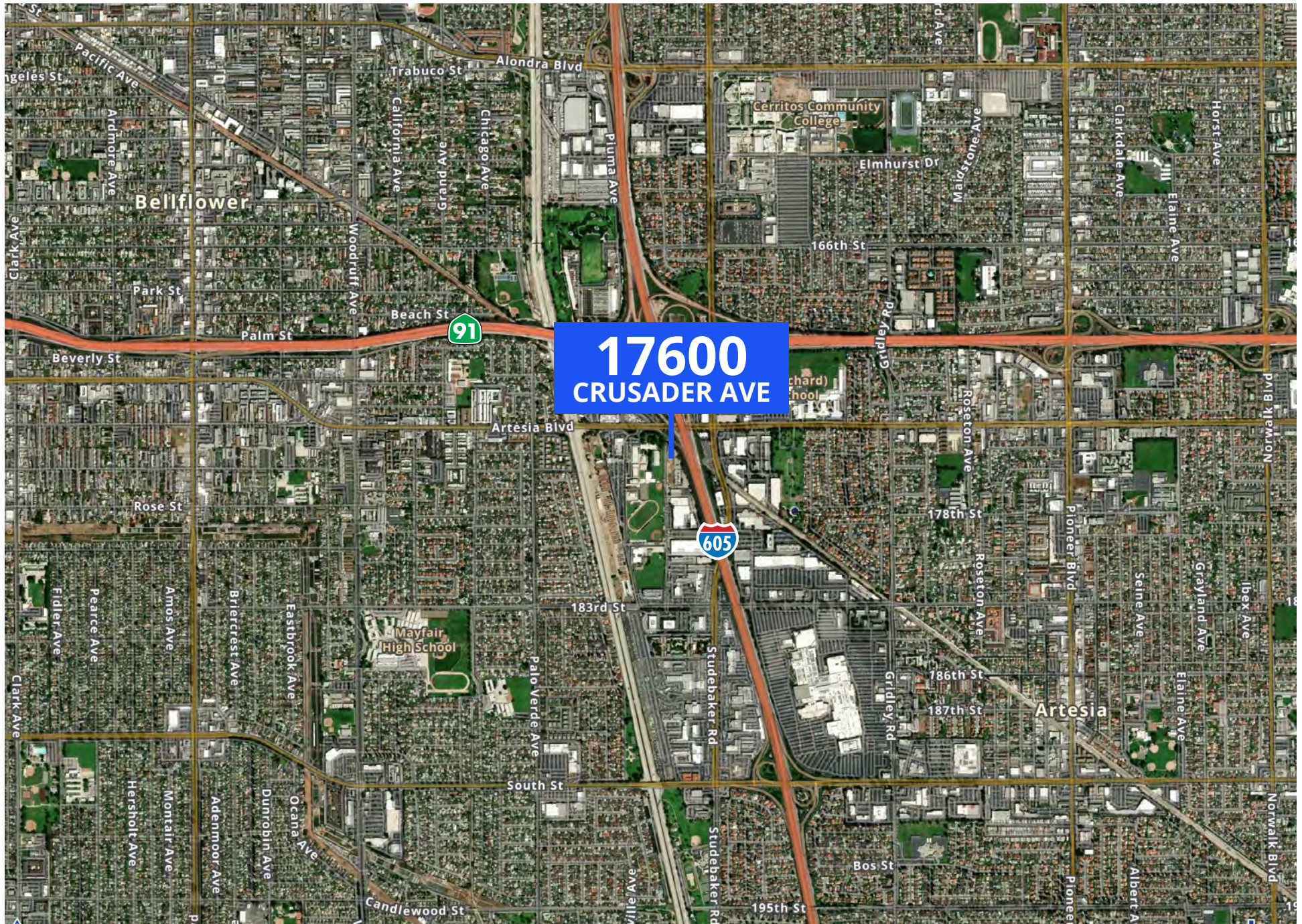
Large Private Yard
230' Deep



605 Freeway Frontage
Over 235,000 Cars Per Day



LOCATION



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