



PATATA BUSINESS PARK



 **4901 PATATA STREET | CUDAHY, CA**

INDUSTRIAL UNITS FOR LEASE

**2,400 SF – 9,600 SF
AVAILABLE**

**RENOVATIONS
COMPLETE**

LEASED BY:

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

OWNED AND MANAGED BY:


STREAM[®]



PATATA BUSINESS PARK

PROPERTY HIGHLIGHTS

- + Renovated warehouse units under new ownership
 - New warehouse lighting
 - New office flooring
 - Fresh interior paint
- + 16' Clearance
- + Grade level loading at each suite
- + Versatile industrial & wholesale/showroom space
- + Seamless entry to the 710 freeway
- + Completed enhancements under new ownership
 - Fresh exterior paint
 - New exterior lighting
 - Perimeter fence
 - 24/7 security surveillance
 - Landscaping
 - New asphalt and parking lot striping
- + Zoning: Light Industrial



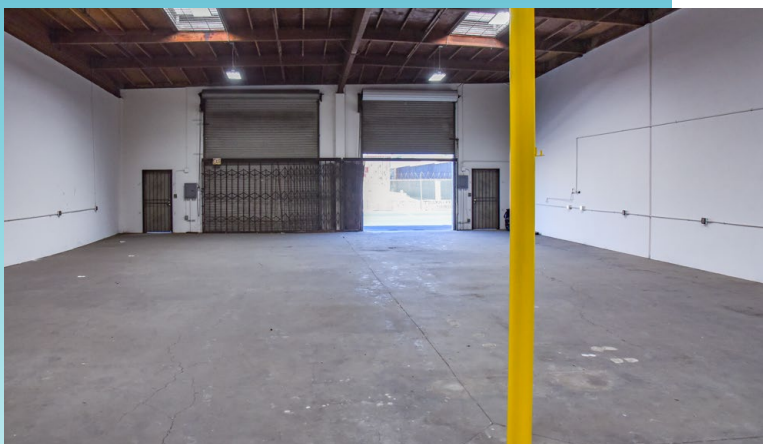
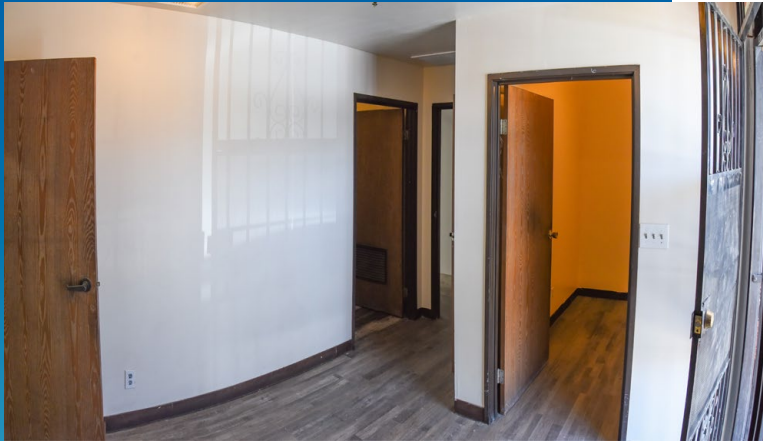
ZONING & PERMITTED USES



AVAILABILITIES

SUITE	SIZE (SF)
304	±4,320
401	±9,600
413	±2,400



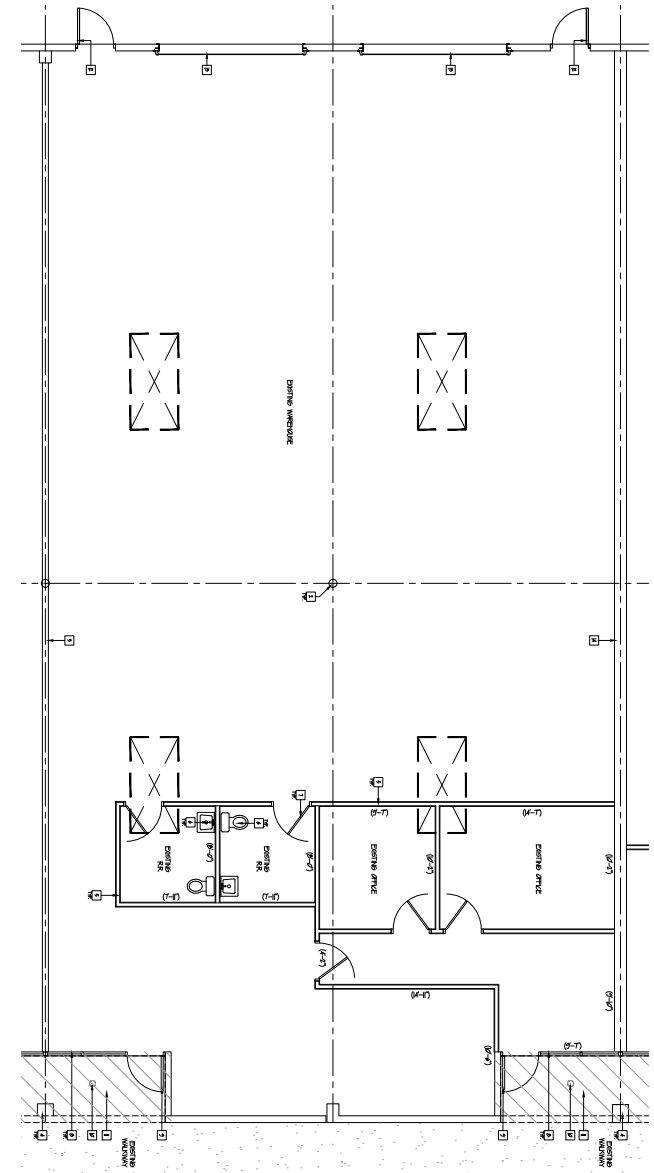


UNIT 304

±4,320 Sq. Ft.

UNIT FEATURES

- Two grade level doors
- Unit width: 48'
- Unit depth: 90'



FOR MORE INFORMATION, CONTACT:

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**Interior renovations are ongoing, sample photos used of similar finish.*

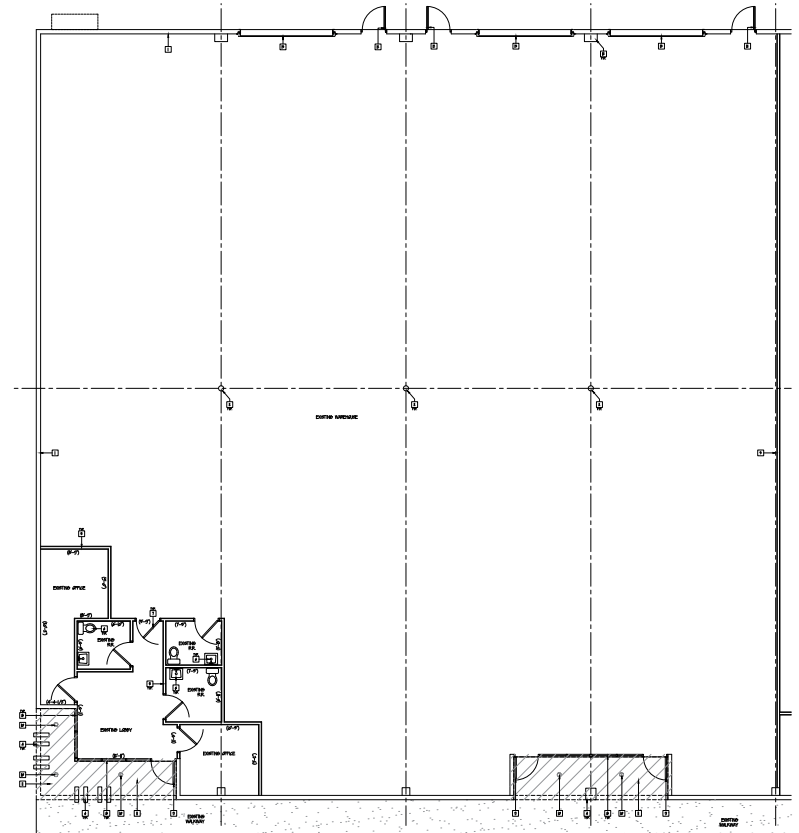


UNIT 401

±9,600 Sq. Ft.

UNIT FEATURES

- Three grade level doors
- Unit width: 96'
- Unit depth: 100'



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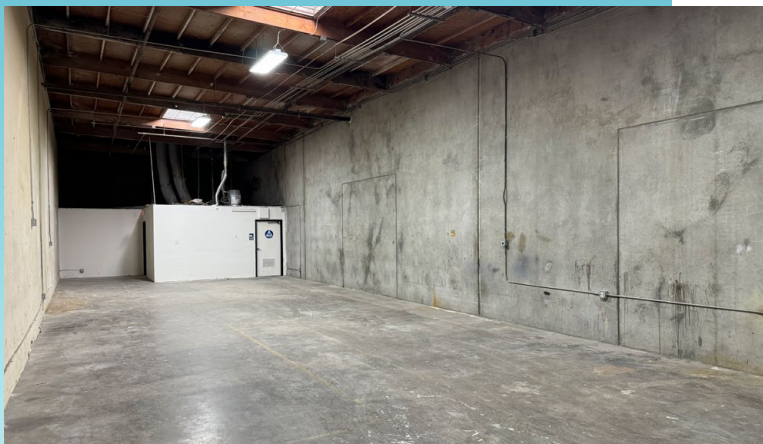
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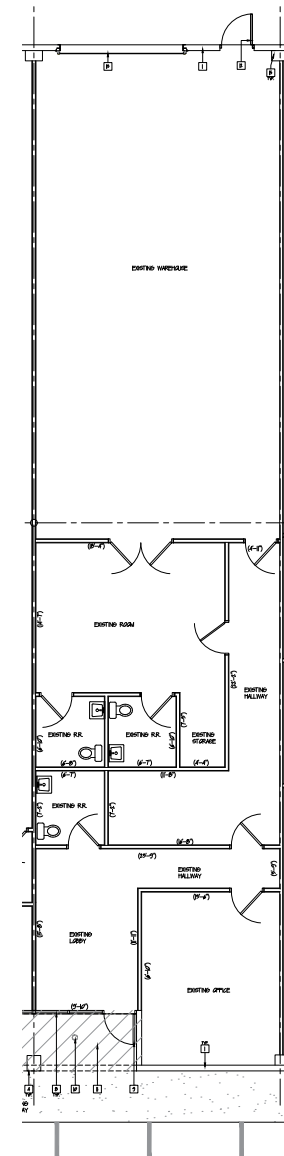


UNIT 413

±2,400 Sq. Ft.

UNIT FEATURES

- One grade level door
- Unit width: 24'
- Unit depth: 100'



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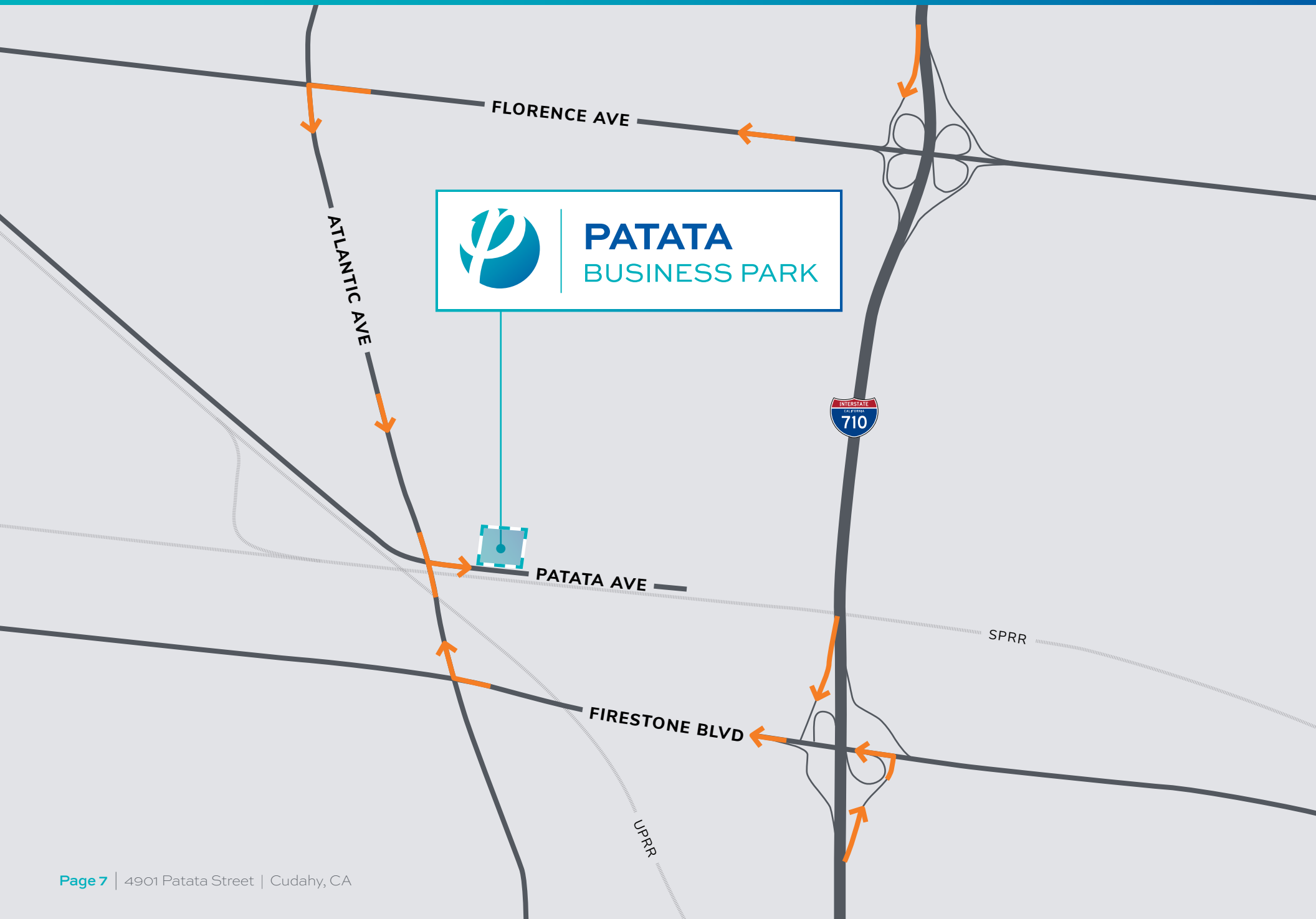
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EXCELLENT FREEWAY ACCESS



CORPORATE NEIGHBORS & AMENITIES



CUDAHY PLAZA



PATATA
BUSINESS PARK



AZALEA CENTER



LEASING TEAM

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