

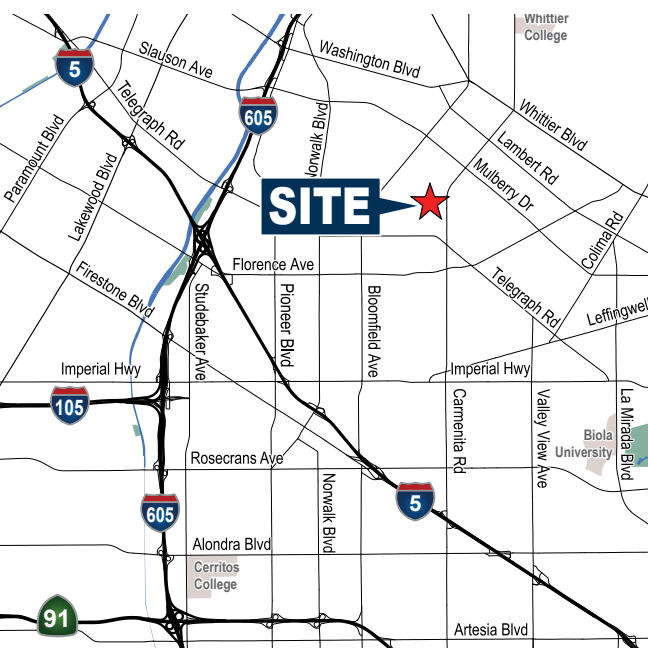
Painter Business Park

9825, 9845, 9905, 9925

PAINTER AVENUE
WHITTIER, CA 90605

13115 - 13135
BARTON ROAD
WHITTIER, CA 90605

PROFESSIONALLY MANAGED BY:



INDUSTRIAL UNITS FOR LEASE

FOR ADDITIONAL
INFORMATION:

MIKE VERNICK, CCIM, SIOR
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714.935.2354
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TOM TERRY
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REAL ESTATE SERVICES

AVAILABLE UNITS



ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9845 Painter Ave., Ste. C Whittier, CA	±2,016 SF	±600 SF	\$1.29 PSF	\$2,601.00 Plus CAM*	Reception, 1 private office, 1 restroom, and warehouse with ground level loading door.
9905 Painter Ave., Ste. A/B Whittier, CA	±2,928 SF	±1,279 SF	\$1.24 PSF	\$3,631.00 Plus CAM*	Reception, 2 private offices, 2 restrooms, and warehouse with ground level loading door.
13115 Barton Rd., Ste. D/E Whittier, CA	±3,530 SF	±500 SF	\$1.24 PSF	\$4,377.00 Plus CAM*	Reception, 3 private offices, 1 restroom, and warehouse with 2 ground level loading doors.
13115 Barton Rd., Ste. B/C Whittier, CA	±3,548 SF	±1,000 SF	\$1.24 PSF	\$4,400.00 Plus CAM*	Reception, 3 private offices, large open office area, 2 restrooms and warehouse with 2 ground level loading doors.
13115 Barton Rd., Ste. B-E Whittier, CA	±7,078 SF	±1,500 SF	\$1.24 PSF	\$8,777.00 Plus CAM*	Reception, 6 private offices, large open office area, 3 restrooms, and warehouse with 4 ground level loading doors.

* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately \$0.15 PSF, subject to change.

**** Security Patrol Periodically On Site.**



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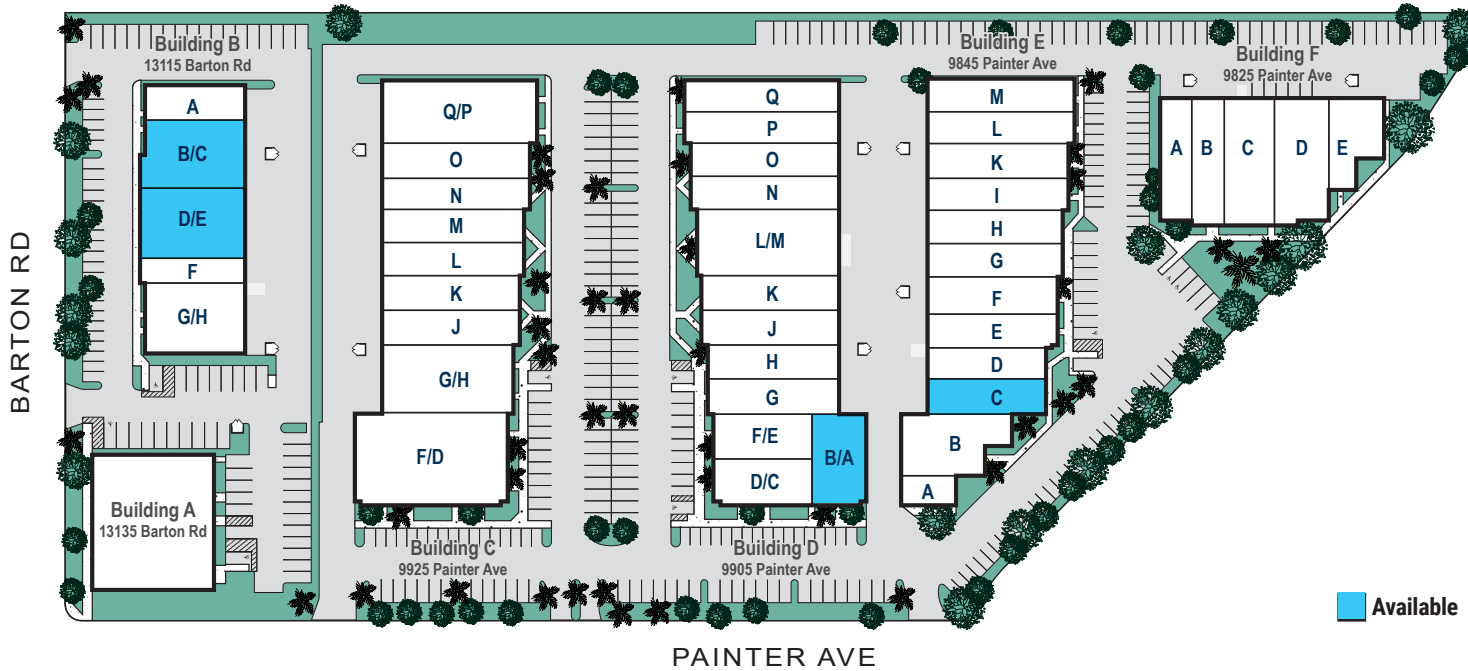
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SITEPLAN



 Available



Pride of Ownership Asset
 Professionally Managed
 Business Park
 Security Patrol
 Periodically on Site



±124,845 RSF Office
 and Industrial Project
 (Units can be combined to
 accommodate a variety
 of sizes.)



±16"
 Clear Height



2:1,000 Ratio



Functional Site
 Loading and
 Circulation



100-400 Amps
 Including 120/208
 Volts, 3 Phase Power



Excellent Access to
 Freeways

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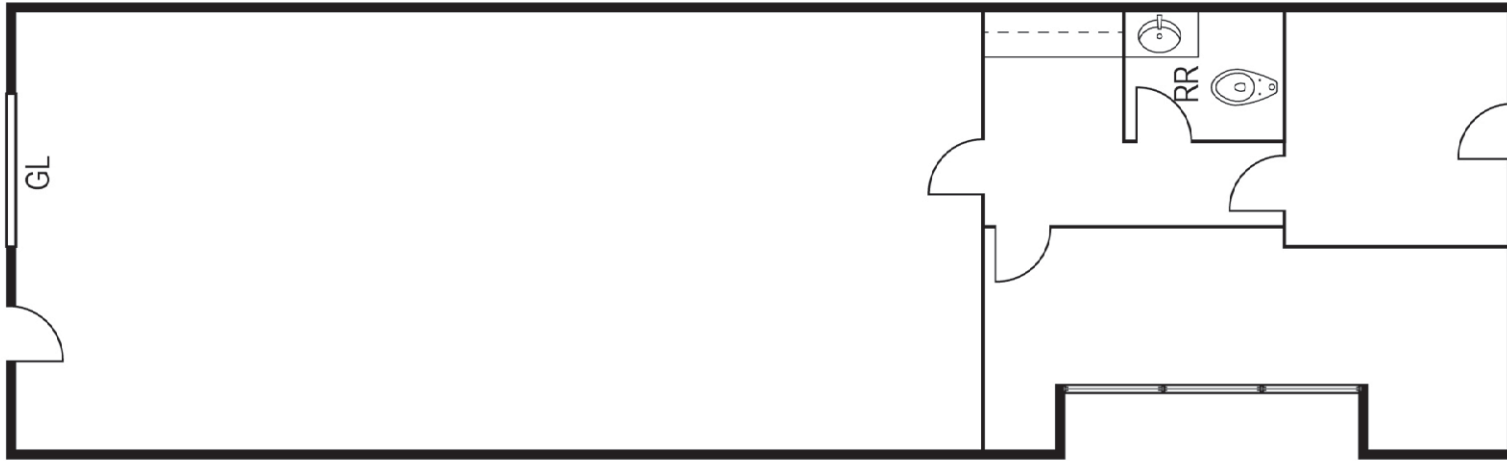
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9845 PAINTER AVENUE | UNIT C



Note: Floor Plan is approximate.


±2,016 SF


±600 SF


±16"
CLEAR HEIGHT


200 AMPS (VERIFY)


1 GL

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9845 Painter Ave., Ste. C Whittier, CA	±2,016 SF	±600 SF	\$1.29 PSF	\$2,601.00 Plus CAM*	Reception, 1 private office, 1 restroom, and warehouse with ground level loading door.

UNIT FEATURES:

- » ±2,016 Total Square Feet
- » ±16" Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » One Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±600 SF of Office Space
- » Central Air Conditioning and Heating in Office Area
- » Security Patrol Periodically on Site

*CAM Fee of \$0.15 Per Sq. Ft.

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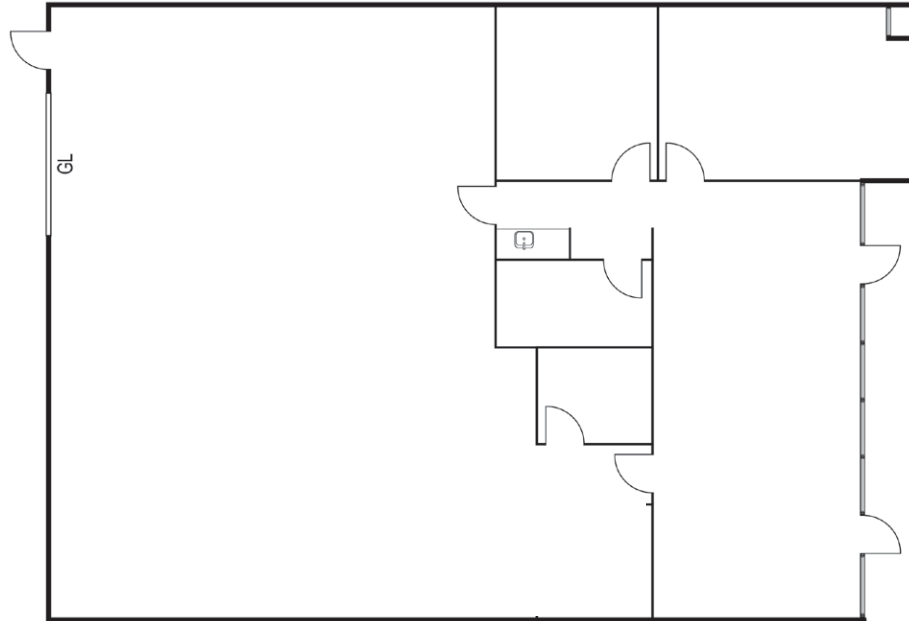
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9905 PAINTER AVENUE | UNIT A/B



Note: Floor Plan is approximate.


±2,928 SF


±1,279 SF


±16"
CLEAR HEIGHT


200 AMPS (VERIFY)


1 GL

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
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9905 Painter Ave., Ste. A/B Whittier, CA	±2,928 SF	±1,279 SF	\$1.24 PSF	\$3,631.00 Plus CAM*	Reception, 2 private offices, 2 restrooms, and warehouse with ground level loading door.
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UNIT FEATURES:

- » ±2,928 Total Square Feet
- » ±16" Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » One Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±1,279 SF of Office Space
- » Central Air Conditioning and Heating in Office Area
- » Security Patrol Periodically on Site

*CAM Fee of \$0.15 Per Sq. Ft.

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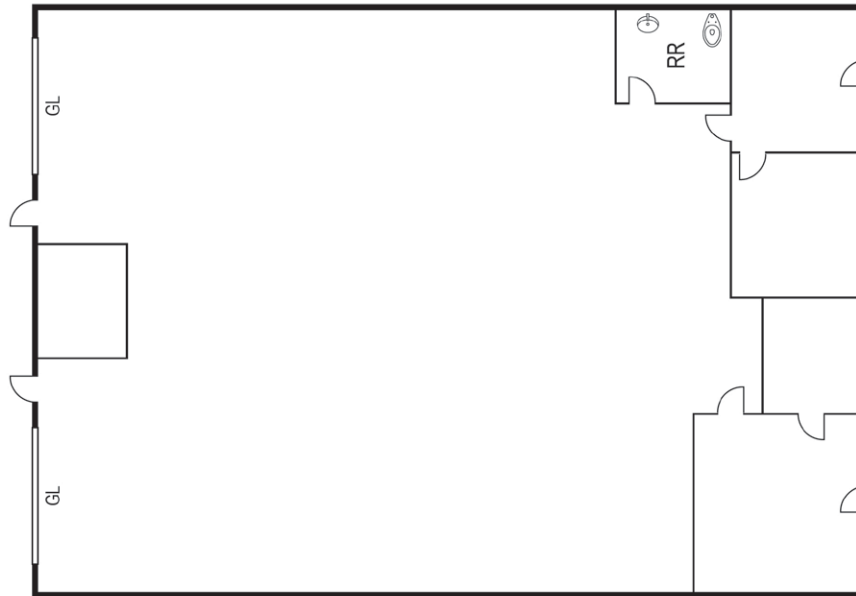
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13115 BARTON ROAD | UNIT D/E



Note: Floor Plan is approximate.

±3,530 SF

±500 SF

±16"
CLEAR HEIGHT

200 AMPS (VERIFY)

2 GL

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
13115 Barton Rd., Ste. D/E Whittier, CA	±3,530 SF	±500 SF	\$1.24 PSF	\$4,377.00 Plus CAM*	Reception, 3 private offices, 1 restroom, and warehouse with 2 ground level loading doors.

UNIT FEATURES:

- » ±3,530 Total Square Feet
- » ±16" Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » Two Ground Level 10' x 10' Loading Doors
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±500 SF of Office Space
- » Central Air Conditioning and Heating in Office Area
- » Security Patrol Periodically on Site

*CAM Fee of \$0.15 Per Sq. Ft.

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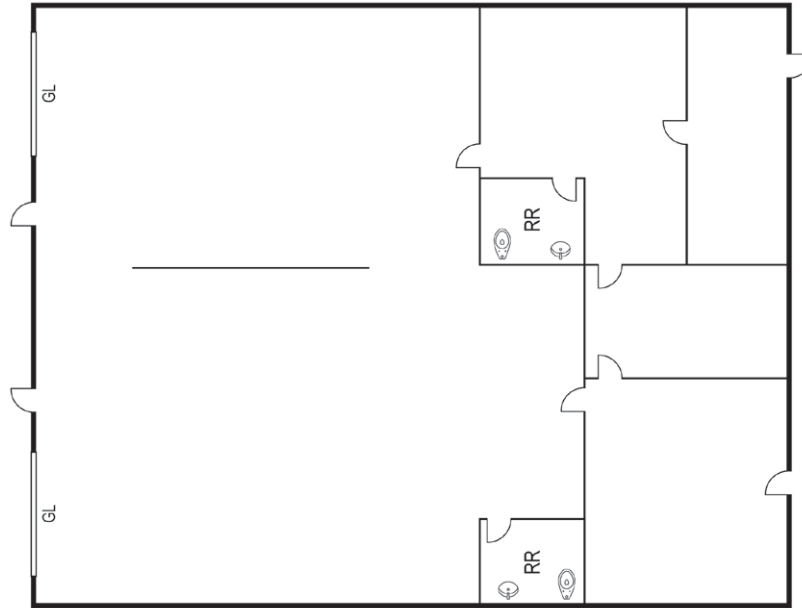
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13115 BARTON ROAD | UNIT B/C



Note: Floor Plan is approximate.


±3,548 SF


±1,000 SF


±16"
CLEAR HEIGHT


200 AMPS (VERIFY)


2 GL

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
13115 Barton Rd., Ste. B/C Whittier, CA	±3,548 SF	±1,000 SF	\$1.24 PSF	\$4,400.00 Plus CAM*	Reception, 3 private offices, large open office area, 2 restrooms and warehouse with 2 ground level loading doors.

UNIT FEATURES:

- » ±3,548 Total Square Feet
- » ±16" Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » Two Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±1,000 SF Improved Office Space
- » Three Private Offices
- » Two Restrooms
- » Central Air Conditioning and Heating in Office Area
- » Security Patrol Periodically on Site

*CAM Fee of \$0.15 Per Sq. Ft.

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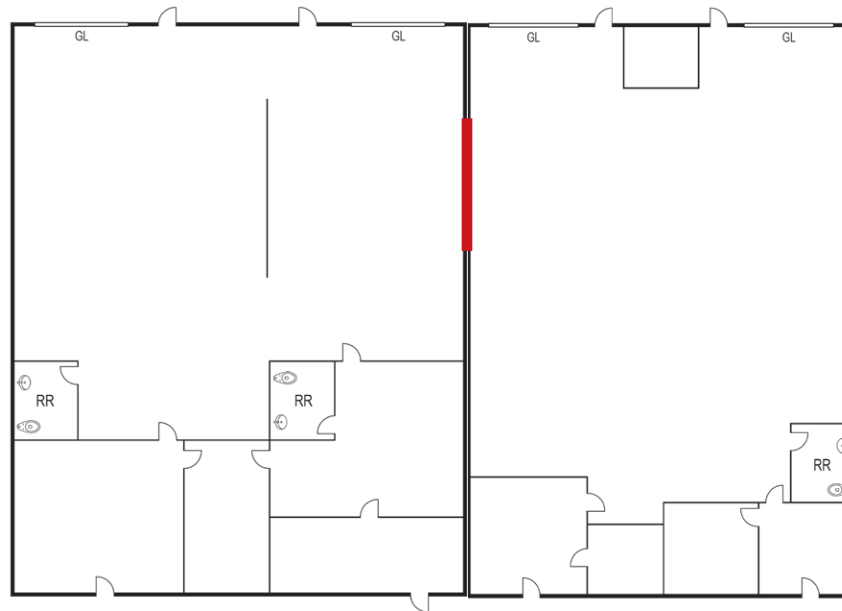
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13115 BARTON ROAD | UNIT B-E



Can be removed to provide unit to unit access

Note: Floor Plan is approximate.


±7,078 SF


±1,500 SF


±16"
CLEAR HEIGHT


200 AMPS (VERIFY)


4 GL

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
13115 Barton Rd., Ste. B-e Whittier, CA	±7,078 SF	±1,500 SF	\$1.24 PSF	\$8,777.00 Plus CAM*	Reception, 6 private offices, large open office area, 3 restrooms, and warehouse with 4 ground level loading doors.

UNIT FEATURES:

- » ±7,078 Total Square Feet
- » ±16" Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » Four Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±1,500 SF Improved Office Space
- » Six Private Offices
- » Three Restrooms
- » Central Air Conditioning and Heating in Office Area
- » Security Patrol Periodically on Site

*CAM Fee of \$0.15 Per Sq. Ft.

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AERIAL



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