

16808

MARQUARDT AVENUE, CERRITOS, CA

± 28,336 SF INDUSTRIAL UNIT

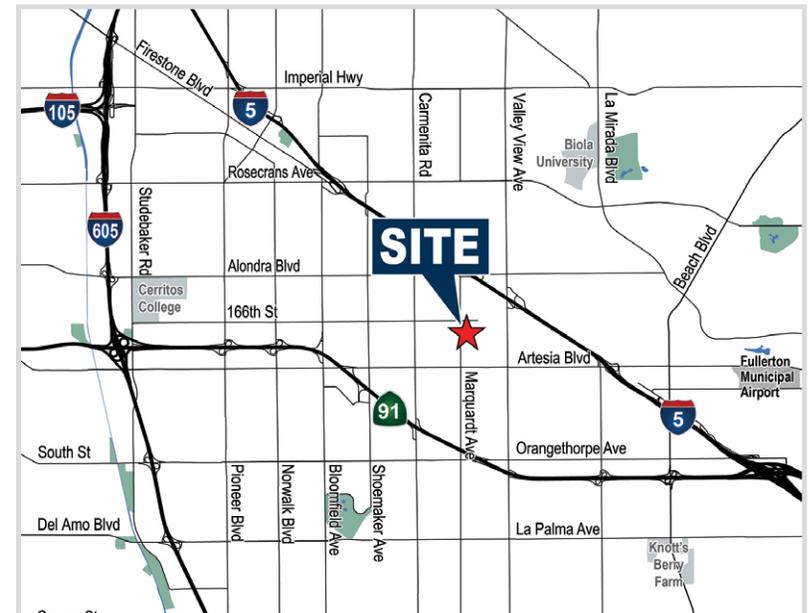


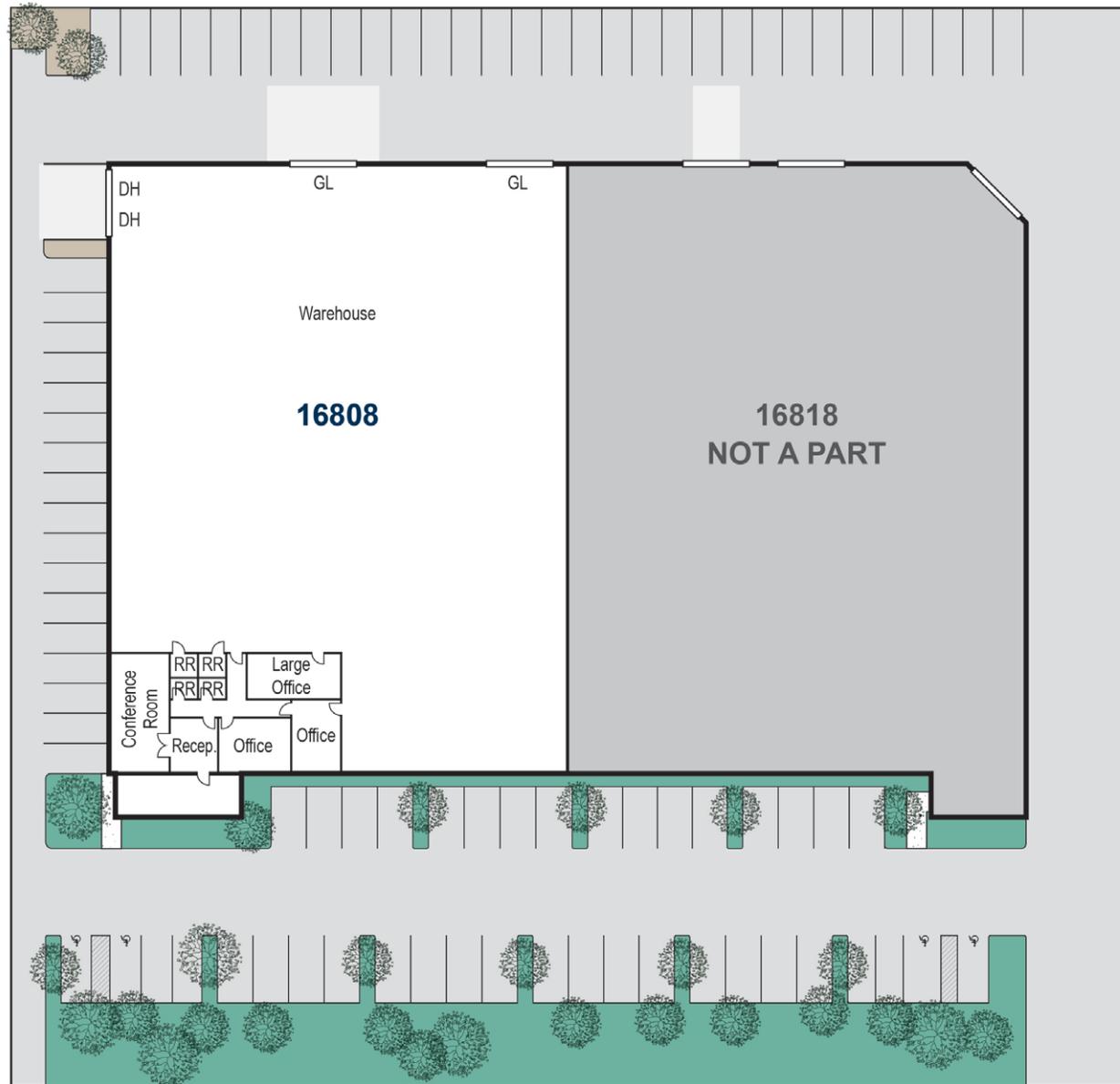
FOR LEASE

Voit
REAL ESTATE SERVICES

BC
BOUMA CAPUTO

BUILDING ADDRESS	16808 Marquardt Avenue, Cerritos, CA
BUILDING SIZE	± 28,336 SF Industrial Unit (Part of a Larger ± 50,410 SF Freestanding Industrial Building)
OFFICE SIZE	± 1,700 SF
FIRE SPRINKLER SYSTEM	.37/3,300 GPM (Tenant to Verify)
WAREHOUSE CEILING CLEARANCE	± 18' Warehouse Clearance
PARKING	44 Spaces
POWER	200 Amps, 277/480 Volts, 3 Phase, 4 Wire (Tenant to Verify)
LOADING	Two (2) Truck Well Positions Two (2) Ground Level Door
YEAR BUILT	1974
ZONING	Industrial (M) Zoning - Cerritos
PARCEL NUMBER	7003-003-029
LOCATION	Prime Mid Counties Location Excellent Access to the 5 and 91 Freeways
LOW NET COSTS	Approximately \$0.215/sf OPEX
OTHER	Drive Around Building. Recent Parking Lot (2024) and Roof (2021) Renovations





MARQUARDT AVE

Site plan not to scale.

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Logos on Map: MAERSK, WestRock, WEBER, STG Logistics, Starbucks, Holiday Inn, Residence Inn, IHOPE, CHUCK & CHEESE'S, Starbucks, CVS pharmacy, AMC THEATRES, WELLS FARGO, PANORA, BIG 5 SPORTING GOODS, Albertsons, CHASE, UFC, STATER BROS. MARKET, VANS, Alondra Blvd, Bloomfield Ave, Shoemaker Ave, Camerita Rd, 166th St, GERRITOS PARK EAST, WABA, DJI, Harbor Freight, IN-N-OUT, LIVING SPACES, Shasta, Artesia Blvd, MCLANE, WHEEL PROS, States Logistics, SEAFOOD CITY, EMPORIO ARMANI, 91, DOLLAR TREE, WestRock, amazon, UPS, HOUDINI, Saddle Creek LOGISTICS SERVICES, Knott Ave, 183d St, QUIET logistics, CUBEWORK, L.QUINTA, Ralphs, planet fitness, Cerritos Towne Center, Cerritos Center for the Performing Arts, ROSS DRESS FOR LESS, PET SMART, Walmart Supercenter, ULTA, HomeGoods, KOHL'S, WOODRANCH, TRADER JOE'S, planet fitness.

Site Information: SITE (marked with a red star and blue callout box)

Agents:

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