



PATATA BUSINESS PARK



 **4901 PATATA STREET | CUDAHY, CA**

INDUSTRIAL UNITS **FOR LEASE**

2,400 SF – 8,800 SF AVAILABLE

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LEASED BY:

CBRE

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STREAM



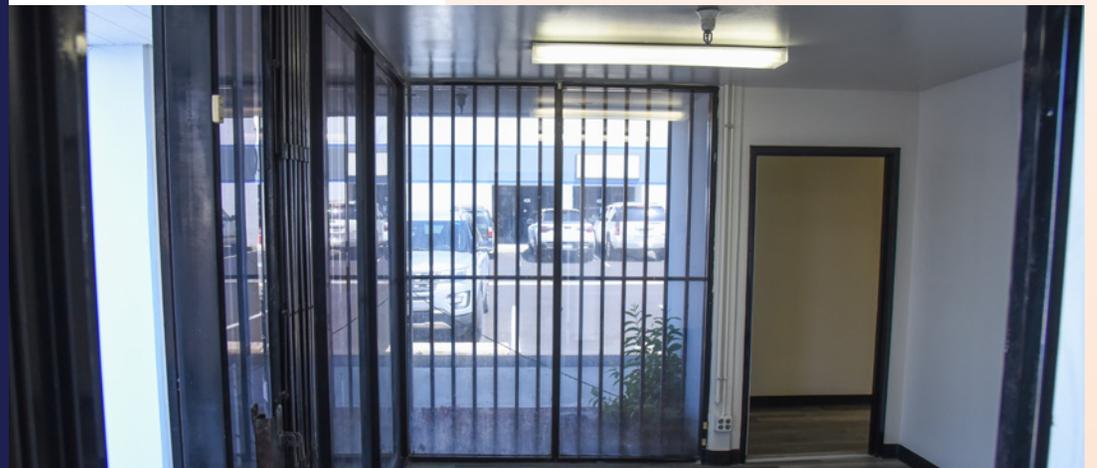
PATATA BUSINESS PARK

BUILDING FEATURES

- + Renovated warehouse units under new ownership
 - New warehouse lighting
 - New office flooring
 - Fresh interior paint
- + 16' Clearance
- + New HVAC
- + 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





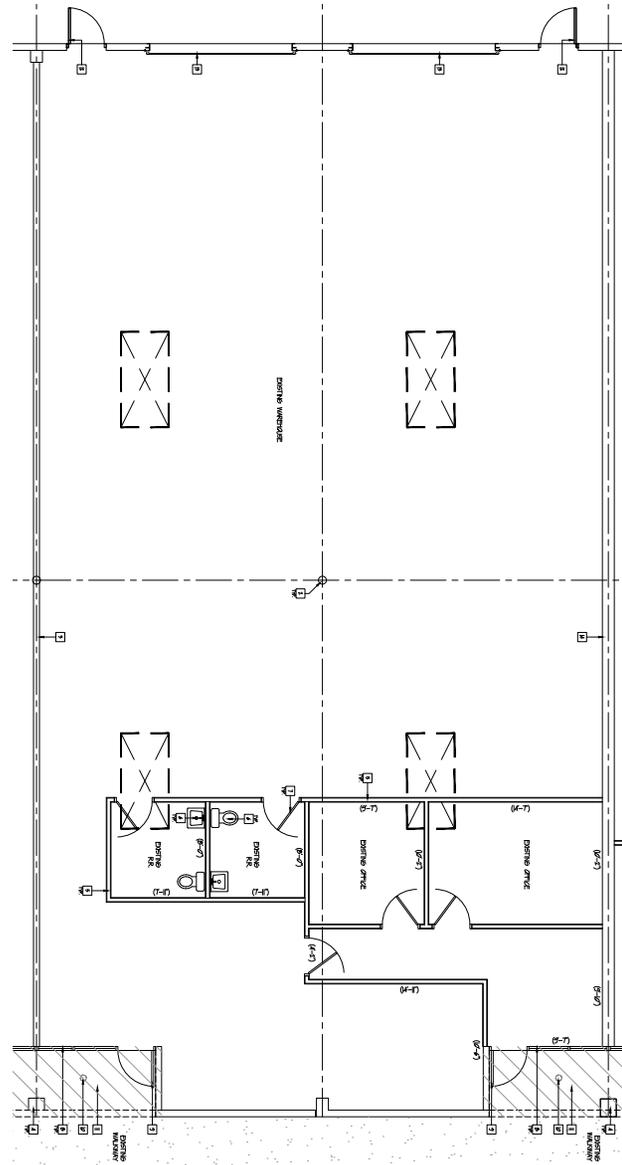
AVAILABILITIES

SUITE	SIZE (SF)
303-304	±4,320
403	± 2,400
406-407*	± 4,400
408-409*	± 4,400

*Suite 406-409 can be leased together for 8,800 SF

PHOTOS





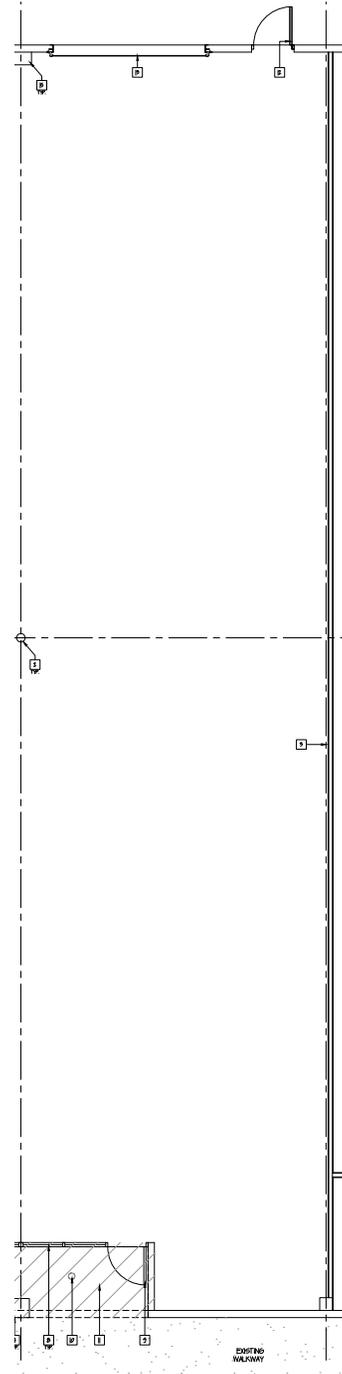
UNIT 303-304

±4,320 Sq. Ft.

UNIT FEATURES

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

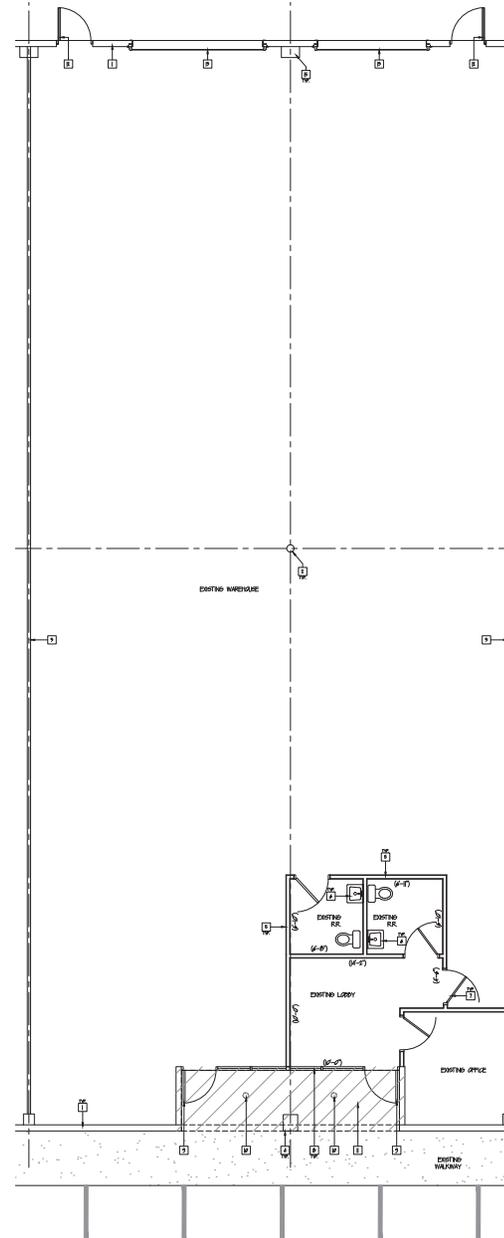




UNIT 403
±2,400 Sq. Ft.

- UNIT FEATURES**
- Unit depth: 90'
 - Unit width: 26.6'





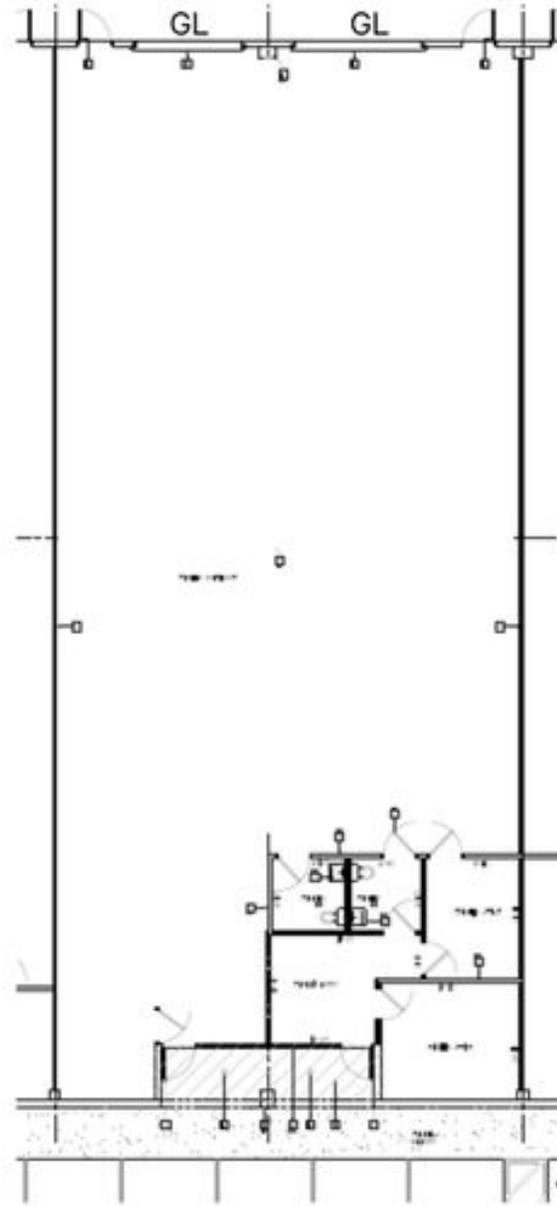
UNIT 406-407

±4,400 Sq. Ft.

UNIT FEATURES

- Unit depth: 90'
- Unit width: 48.8'
- *Units 406-409 are contiguous and can be leased together





UNIT 408-409
±4,400 Sq. Ft.

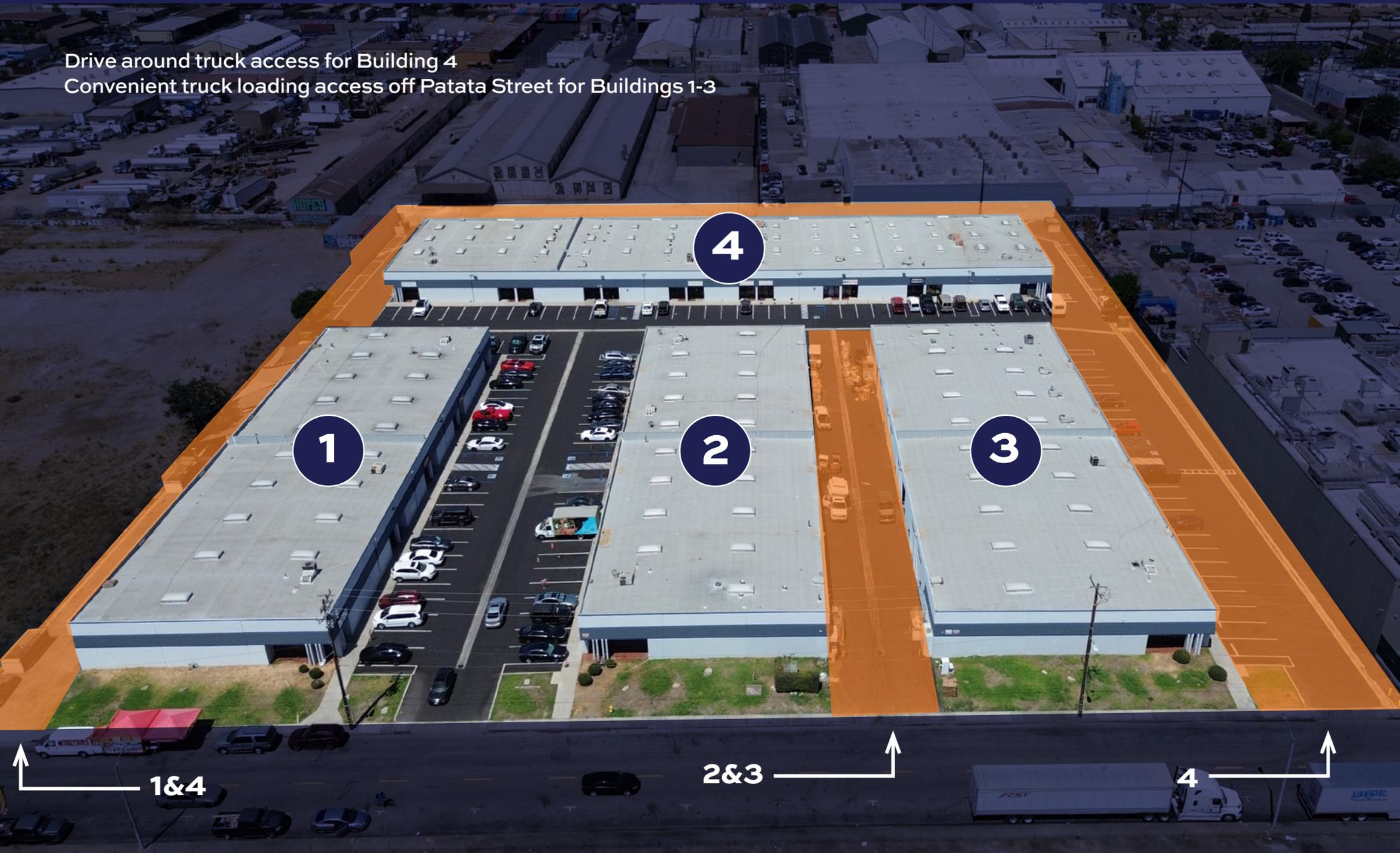
UNIT FEATURES

- Unit depth: 90'
- Unit width: 48.8'
- *Units 406-409 are contiguous and can be leased together

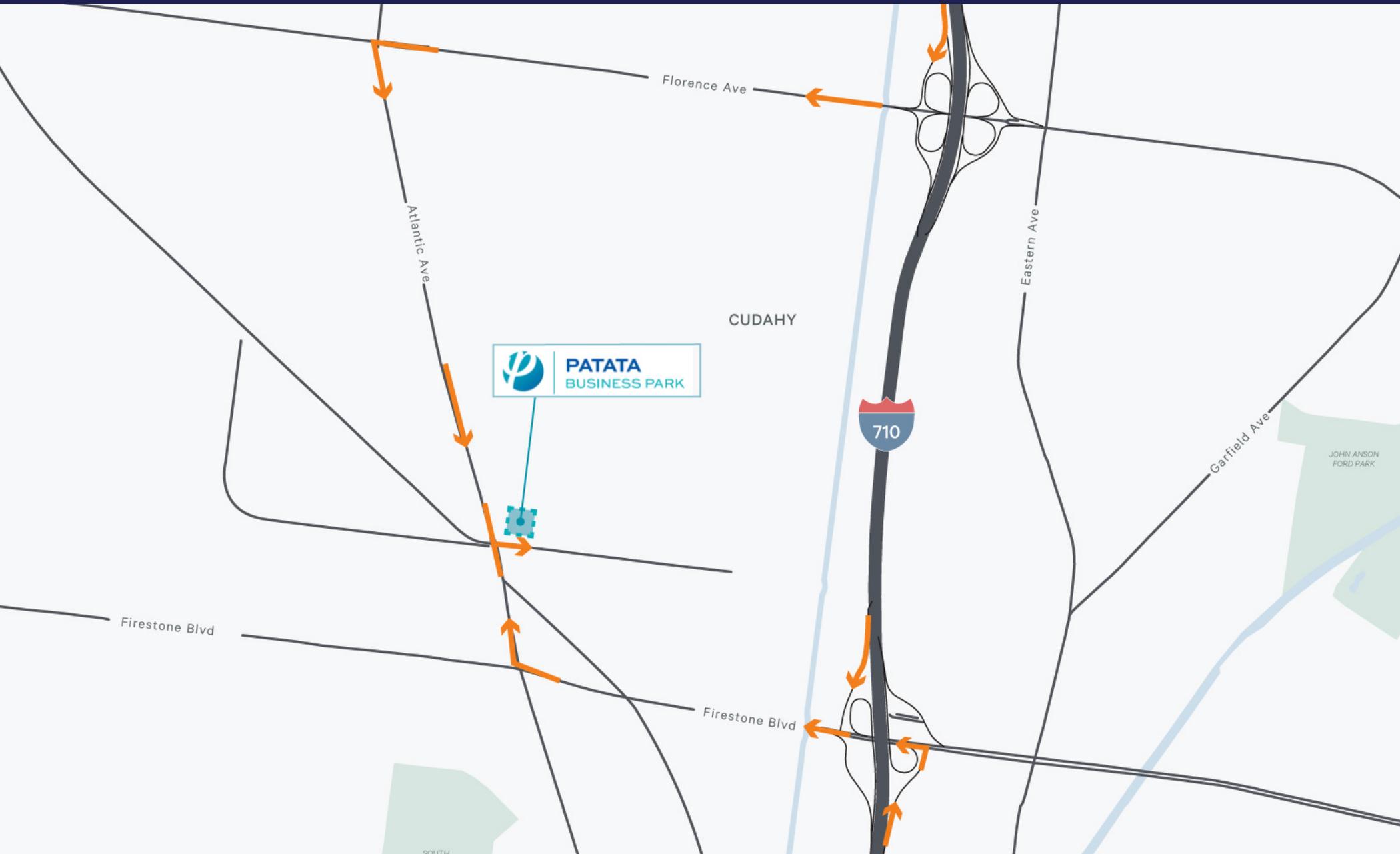


CONVENIENT TRUCK ACCESS

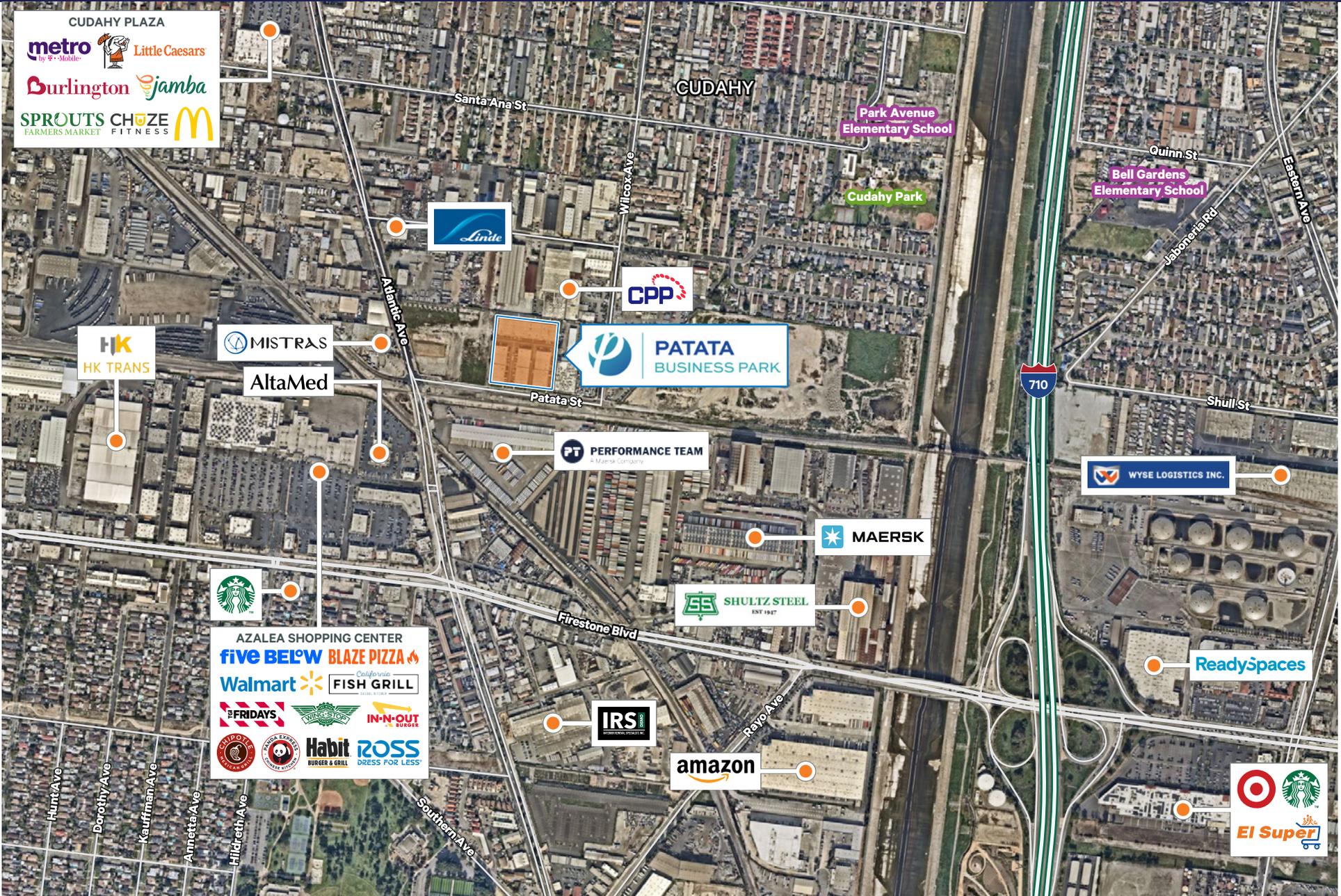
Drive around truck access for Building 4
Convenient truck loading access off Patata Street for Buildings 1-3



A CONNECTED LOCATION



CORPORATE NEIGHBORS & AMENITIES



LEASING TEAM

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CAMERON MERRILL

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