

INDUSTRIAL FOR LEASE

AVAIL SF: 146,640TOTAL BLDG SF: 146,640ADDRESS 17817 VALLEY VIEW, CERRITOS CA ZIP 90703

Great Mid-County Location, 10 Load Levelers, 11 Edge of Dock Plates
High Image Facility / Superior Location w/ Major Street Identity
Large Secured Yard / 24' Clear / 21 DH Loading Positions
425 SF Shipping Office / 48x54 Column Spacing
Immediate Access to I-5 & 91 Freeways

LEASE RENTAL \$ TBD /mo Gross _____ Net TBD Term 3-10 Years
SALE PRICE \$ NFS Price/SF \$ _____ Possession D-03/01/18 Tax \$ 210,824.00 Yr 2016-2017
Avail SF 146,640 Power A 800 V 277-480 Ø 3 W 4
Min. SF 146,640 Heat NONE Cooling NONE PWR Notes VERIFY
Land SF 283,576 Truck Hi Pos 21 Dim _____
Const CTU Roof LAM Grd Lev Drs 1 Dim _____
Rail PSBL Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 2
Sprinklered Unknown Type Min Clear Height 24 OFFICE DATA Office SF 3,113 # TBD
Pkg 147 Yard Yes-Fenced Yr Blt 1977 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
Thomas Bk Pg# 737-E7 Zone M To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE
AGENT Tim Cronin, SIOR (323)767-2088, Elizabeth Hughes Region SE Listing # 1325525
(714)564-7121 FIRM Lee & Associates 08/11/17
FTCF CB250N000S000/AOAA Notes Lease Rate Shall Be Negotiable and Acceptable to Owner. 8 doors are 12'x10', 7 doors are 24'x10'.

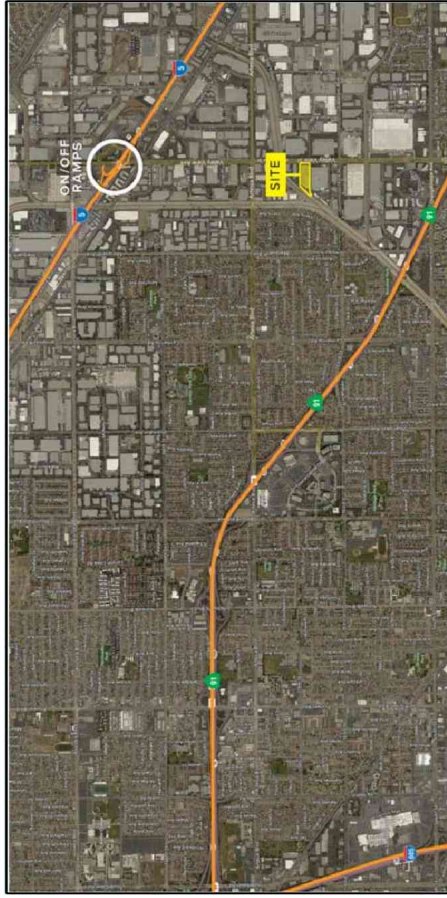
THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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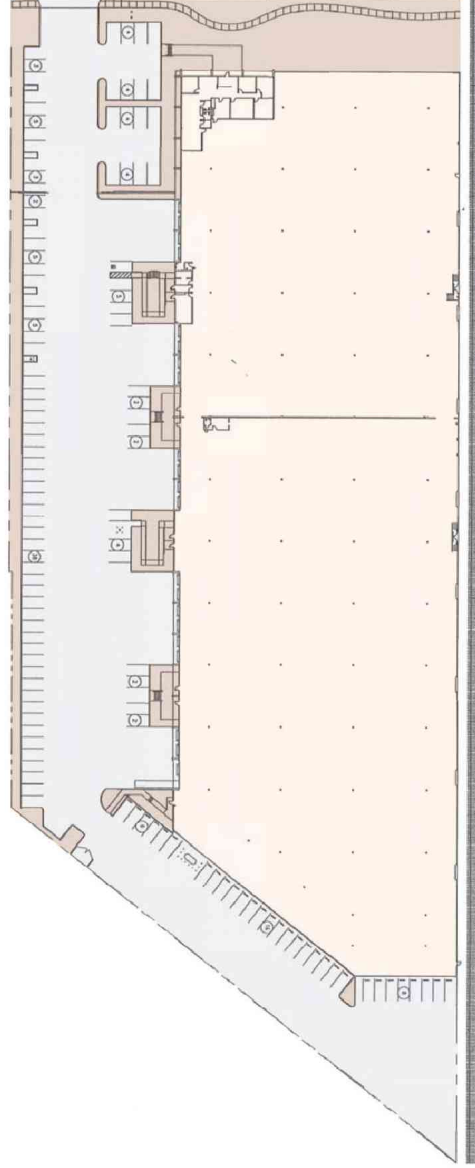
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LOCATION AERIAL



LOCATOR MAP



NOTE: Drawing not to scale. All measurements and sizes are approximate.

FOR MORE INFORMATION, PLEASE CONTACT:

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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