

15912

PIUMA AVE.
CERRITOS

23,136 SQ.FT. FOR LEASE

PLANNED HIGH-IMAGE WAREHOUSE / MANUFACTURING FACILITY



Property Highlights

- High-Image Freestanding Building
- ±1.26 Acre Site with Fenced Yard
- ±1,790 Sq.ft. HVAC Office Area
- ±1,444 sq.ft. Mezzanine Storage
- Two (2) Dock-High Doors
- One (1) Ground-Level Door
- 28 Parking Spaces
- ±28' Warehouse Ceiling Clearance
- ESFR Fire Sprinkler System
- 800 Amps Electrical Service
- Good Truck Access Into Site
- Excellent San Gabriel (605) Freeway Visibility & Access
- Freeway Traffic Counts of ±291,000 Cars Per Day
- Located Adjacent to Alondra Blvd. On & Off Ramps
- Extensive Retail Amenities Located Nearby
- Cerritos Zoning: MC-2 Industrial /Commercial Two Zone
- Norwalk Zoning: M-1 Light Manufacturing Zone

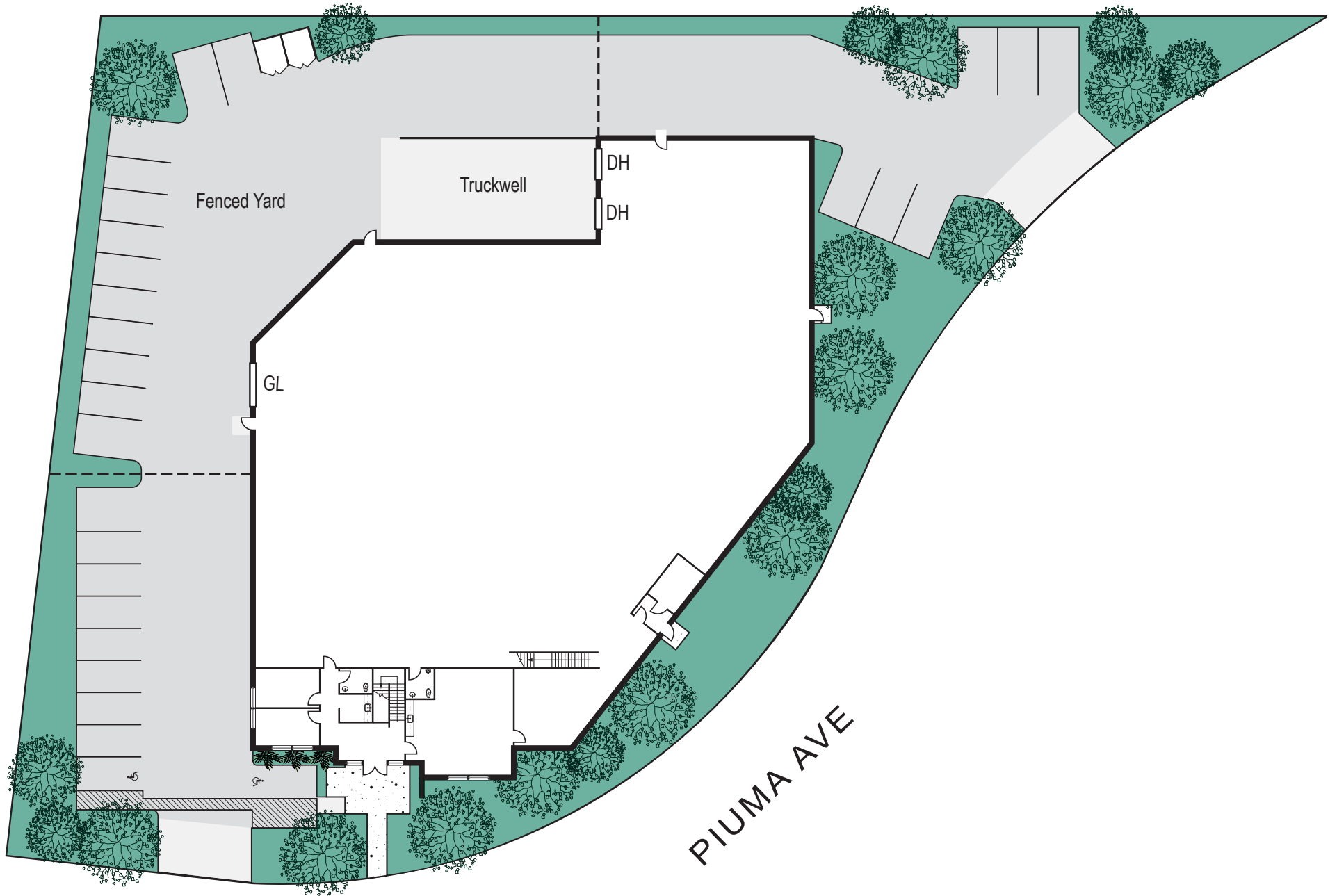
NOTE: All of the building features are proposed, measurements are approximate, and subject to change.

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REAL ESTATE SERVICES

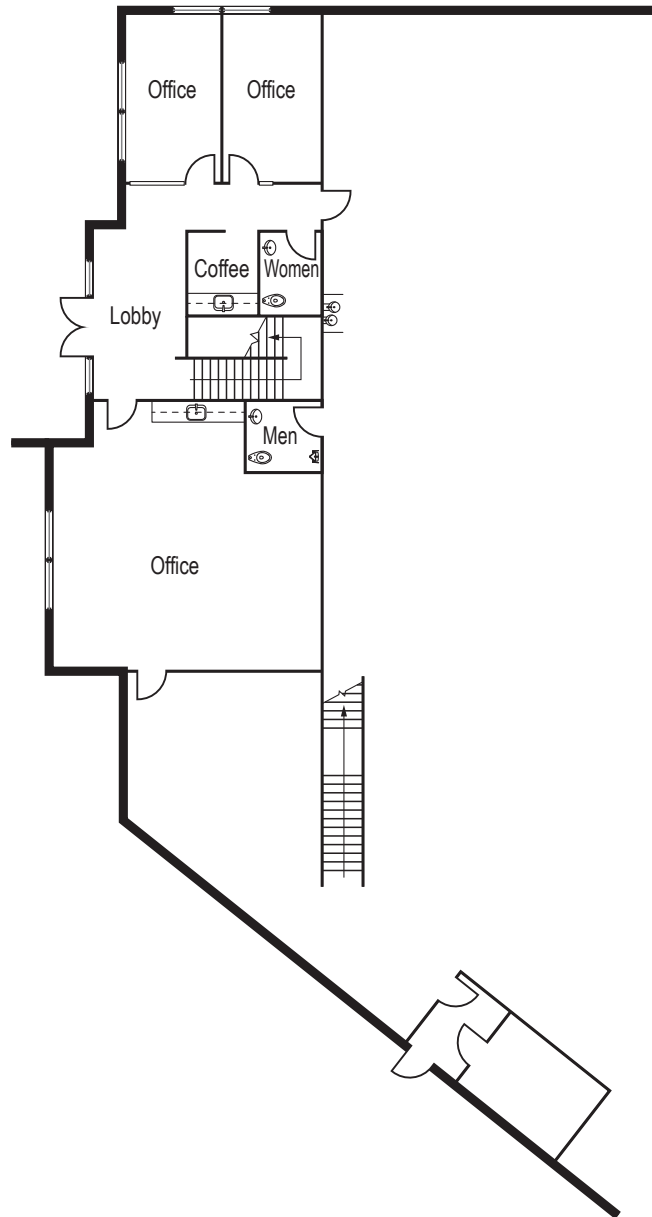
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PROPOSED SITE PLAN

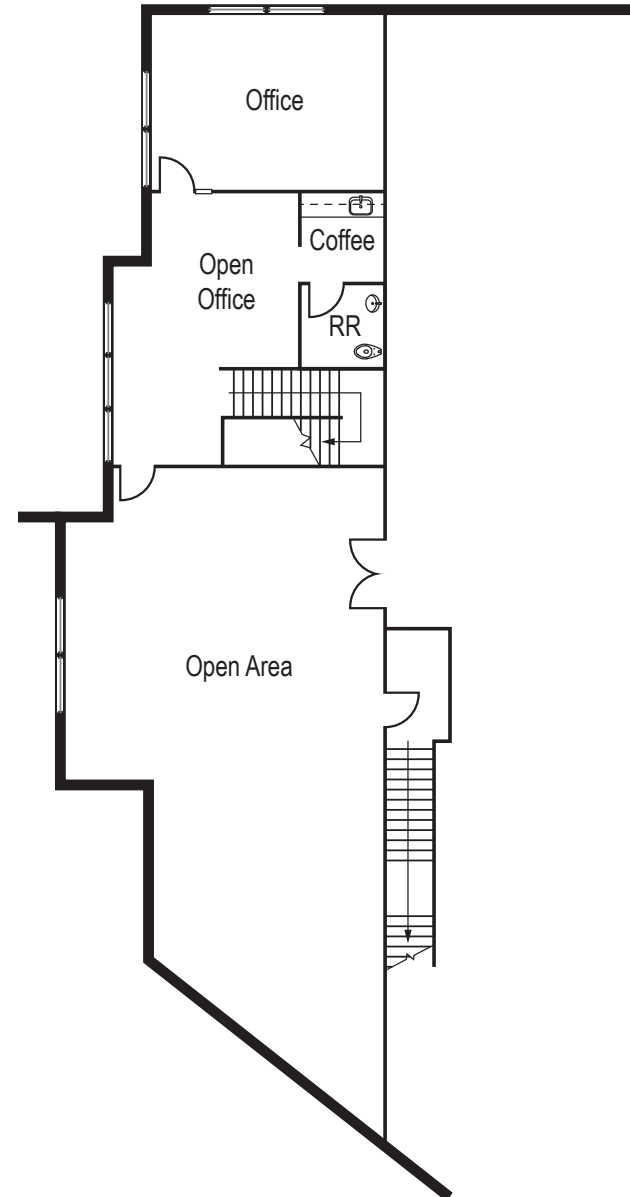


PROPOSED FLOOR PLANS

First Floor



Second Floor



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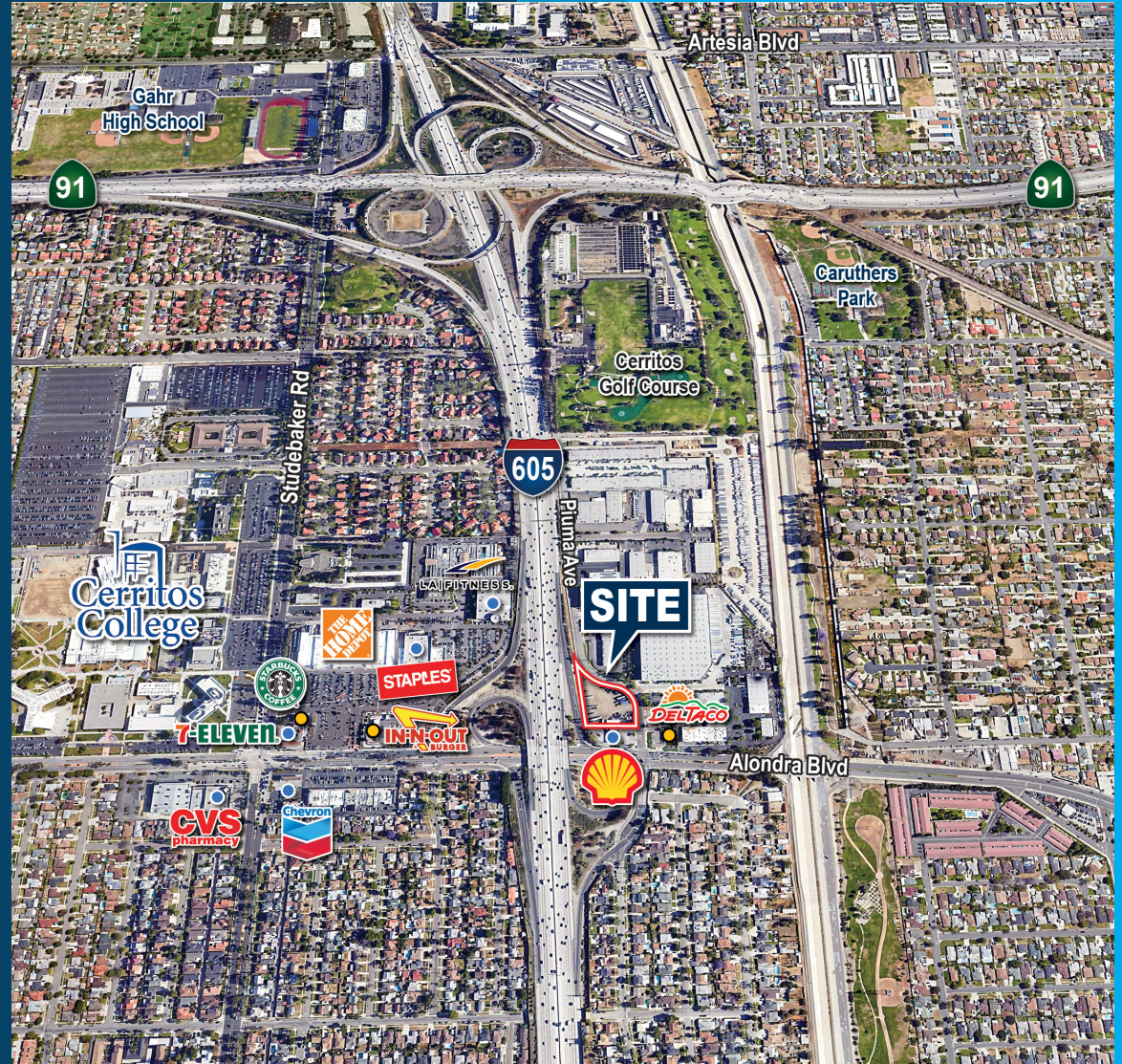
20 Miles from Los Angeles
International Airport



7.8 Miles from
Long Beach Airport



15 Miles from
Long Beach Port



MIKE BOUMA, SIOR
Senior Vice President
714.935.2340
mbouma@voitco.com
Lic # 01070753

ERIC SMITH
Vice President
714.935.2310
esmith@voitco.com
Lic # 01940591

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