

# 16818

## MARQUARDT AVENUE, CERRITOS, CA

± 22,080 SF INDUSTRIAL UNIT (PART OF A LARGER ± 50,416 SF  
FREESTANDING INDUSTRIAL BUILDING)

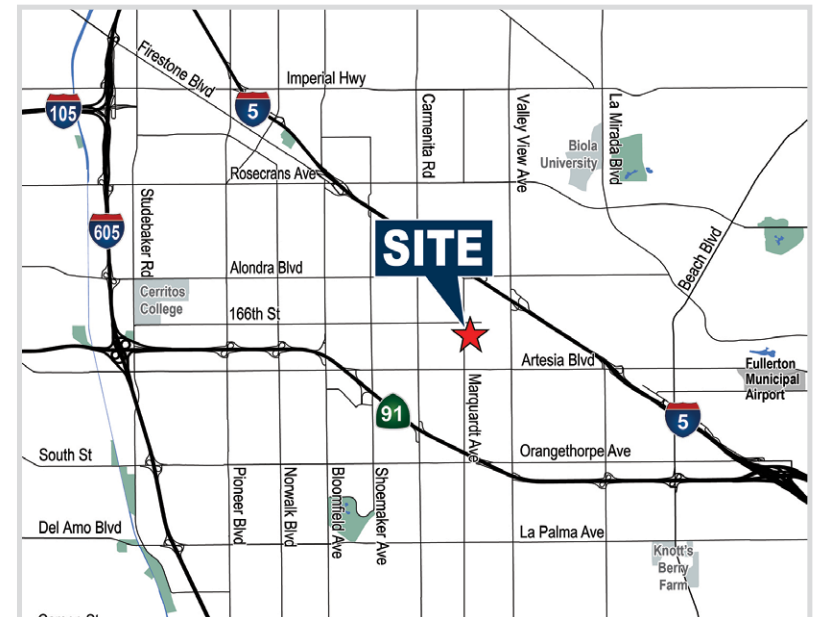


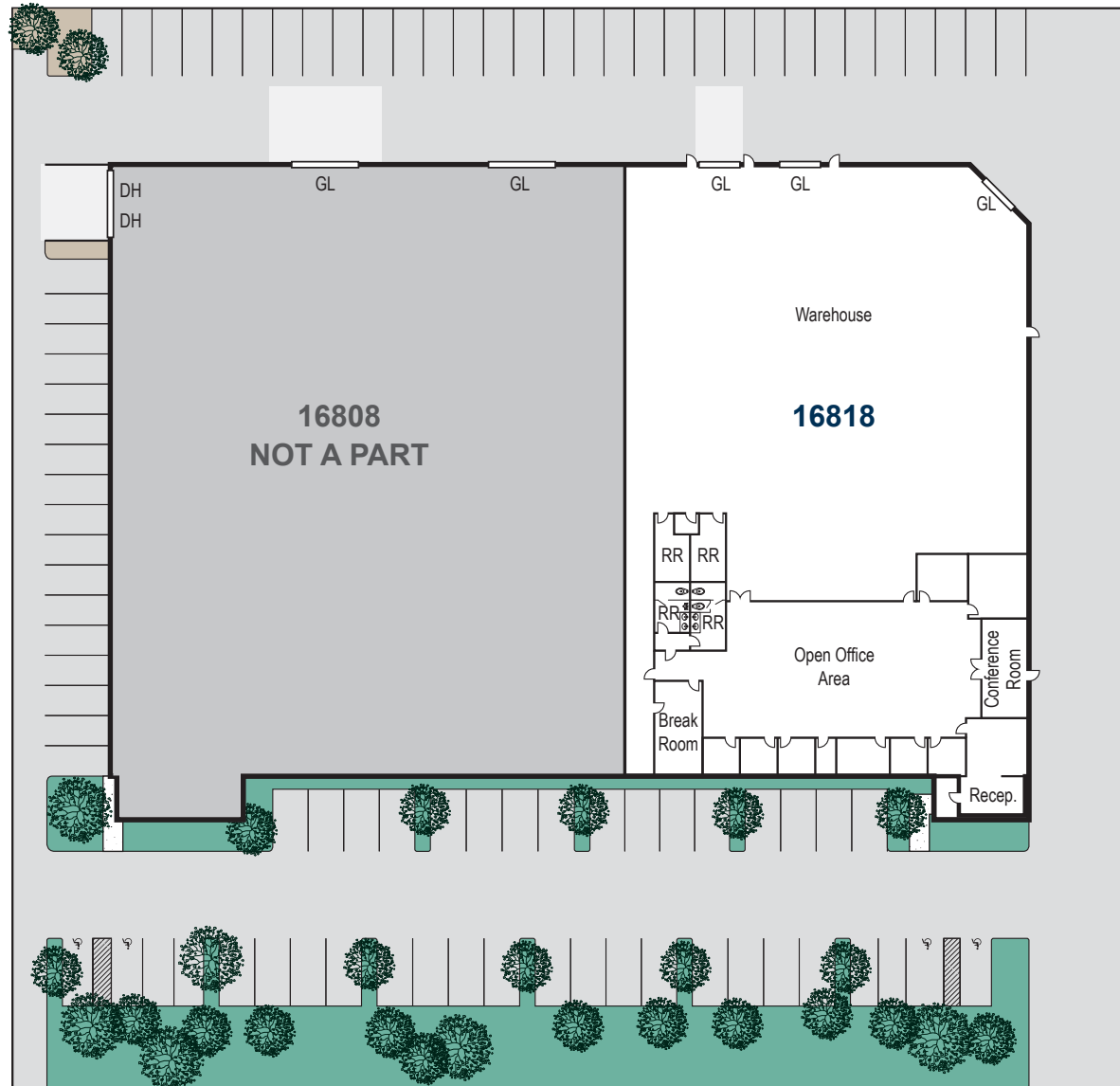
# FOR LEASE

**Voit**  
REAL ESTATE SERVICES

**BC**  
BOUMA CAPUTO

|                                    |  |
|------------------------------------|--|
| <b>BUILDING ADDRESS</b>            | 16818 Marquardt Avenue, Cerritos, CA   |
| <b>BUILDING SIZE</b>               | ± 22,080 SF Industrial Unit (Part of a Larger ± 50,416 SF Freestanding Industrial Building)          |
| <b>OFFICE SIZE</b>                 | ± 6,800 SF   |
| <b>FIRE SPRINKLERS SYSTEM</b>      | .37/3,000 GPM  |
| <b>WAREHOUSE CEILING CLEARANCE</b> | ± 17' Warehouse Clearance  |
| <b>PARKING</b>                     | 2/1,000 SF (44 Parking Spaces)   |
| <b>POWER</b>                       | 200 Amps, 270-480 Volts, 3 Phase, 4 Wire (Tenant to Verify)  |
| <b>GROUND LEVEL DOORS</b>          | Three (3) Oversized Ground Level Doors (14'w x 14'h)   |
| <b>YEAR BUILT</b>                  | 1974   |
| <b>ZONING</b>                      | Industrial (M) Zoning - Cerritos   |
| <b>PARCEL NUMBER</b>               | 7003-003-029   |
| <b>LOCATION</b>                    | Prime Mid Counties Location. Excellent Access to the 5 and 91 Freeways. Close to proximity to ports. |
| <b>LOW NET COSTS</b>               | ± \$0.21 PSF   |
| <b>OTHER</b>                       | Drive Around Access. Parking Lot Renovated (2024). Roof Renovated (2021)                             |





MARQUARDT AVE

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± 22,080 SF INDUSTRIAL UNIT (PART OF A LARGER ± 50,416 SF FREESTANDING INDUSTRIAL BUILDING)

**Logos on Map:** Stater Bros, VANS, McDonald's, Harbor Freight, Starbucks, Holiday Inn, Residence Inn, In-N-Out, Living Spaces, Shasta, Amazon, UPS, Saddle Creek, Cubework, Quiet Logistics, WestRock, Weber, STG Logistics, Albertsons, Chase, UFC, CVS, Panera, Wells Fargo, AMC Theatres, IHOP, Chick & Cheese's, Seaford City, WaBa Grill, Dollar Tree, DJI, MCLANE, Wheel Pros, Houdini, Saddle Creek Logistics Services, Knott Ave, Ralphs, L'Quinta, Planet Fitness, Cerritos Towne Center, Cerritos Center for the Performing Arts, Ross Dress for Less, PetSmart, Walmart Supercenter, Ulta, HomeGoods, Kohl's, Wood Ranch, Trader Joe's, Planet Fitness.

**Logos in Bottom Left:** Cerritos Towne Center, Cerritos Center for the Performing Arts, Ross Dress for Less, PetSmart, Walmart Supercenter, Ulta, HomeGoods, Kohl's, Wood Ranch, Trader Joe's, Planet Fitness.

**Logos in Bottom Right:** Mike Bouma, SIOR, Paul Caputo, MBA, Sebastian Lozano.

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