

FABRICA INDUSTRIAL PARK



±30,316 SF FOR LEASE

17511 VALLEY VIEW AVENUE | CERRITOS | CA | 90703

FOR MORE INFORMATION:

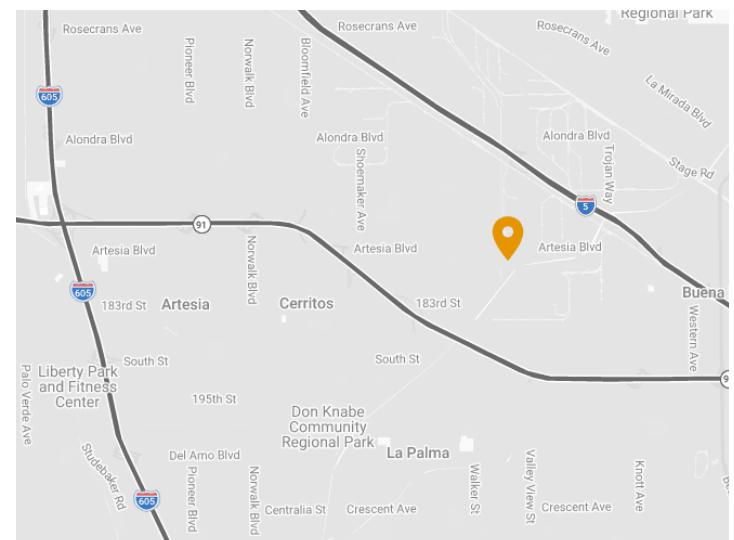
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LIC. #02106273

CAMERON DRISCOLL
949.885.2976
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LIC. #01224141

LUKE MCDANIEL
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PROPERTY FEATURES

- ±30,316 SF warehouse/distribution facility
- ±4,008 SF office space
- 2 dock high positions with edge-of-dock levelers
- 5 ground level loading doors
- 20' minimum warehouse clearance
- .33/4,000 fire sprinkler system
- 400 amps, 120/240V electrical system (verify)
- Gas service
- Immediate access to the 5 and 91 freeways with major street frontage
- Asking rate: \$1.08 NNN



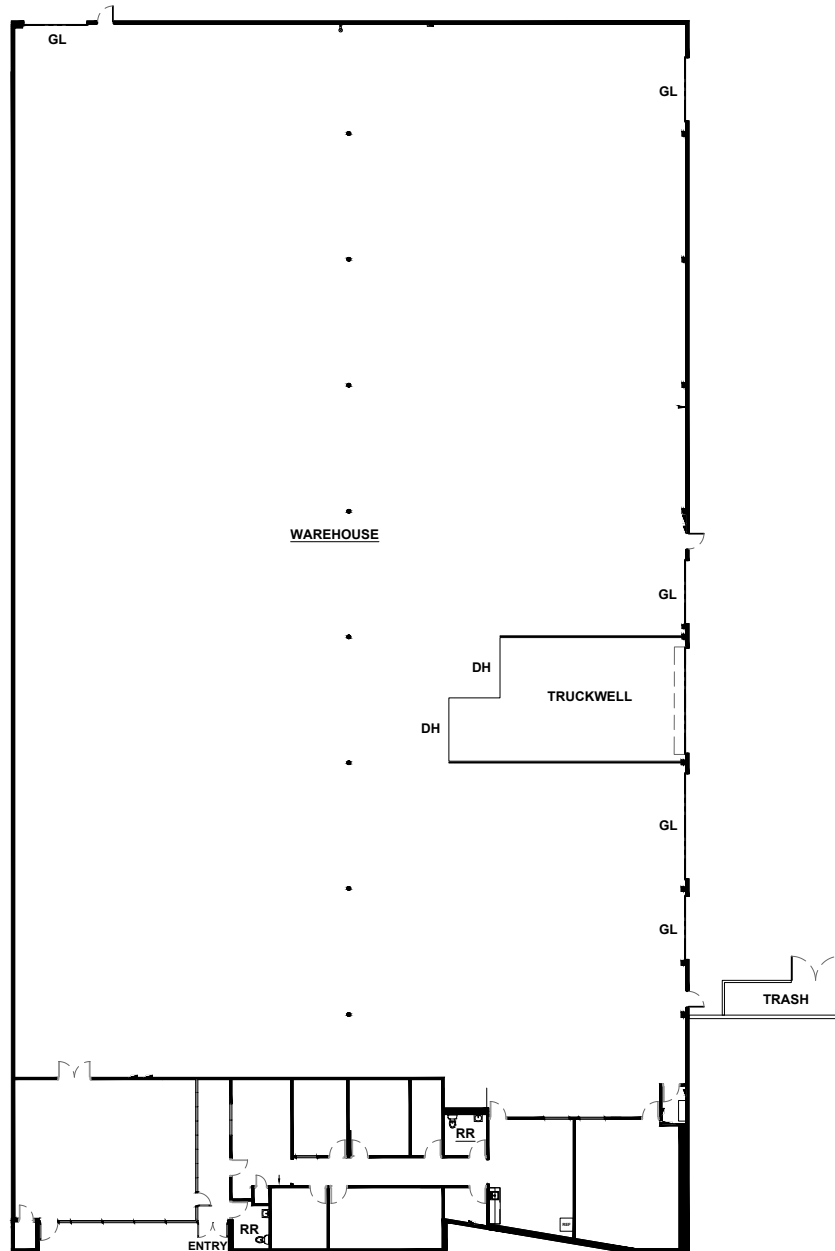
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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PROPERTY FLOOR PLAN

UNDER NEW OWNERSHIP



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JONES LANG LASALLE BROKERAGE, INC
LIC. #01856260

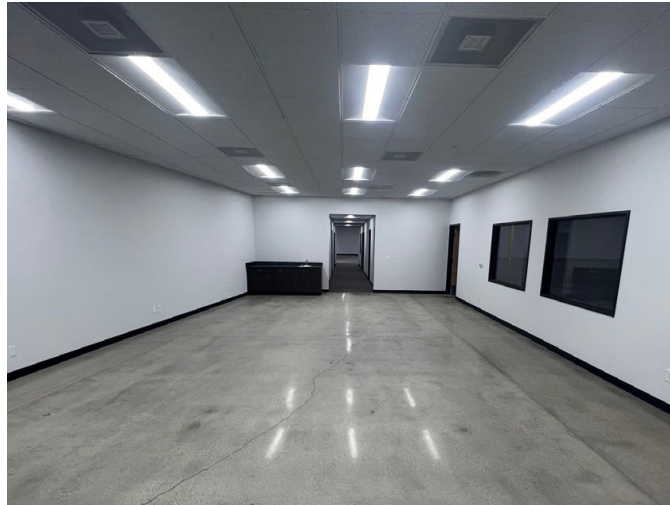
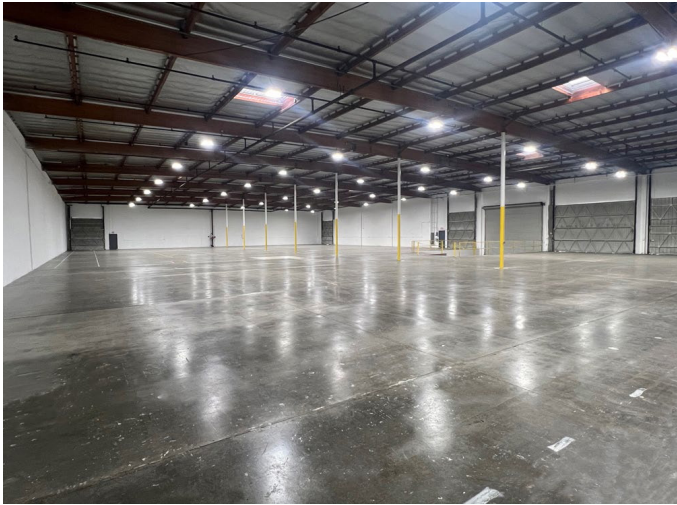
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PHOTOS

UNDER NEW OWNERSHIP



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