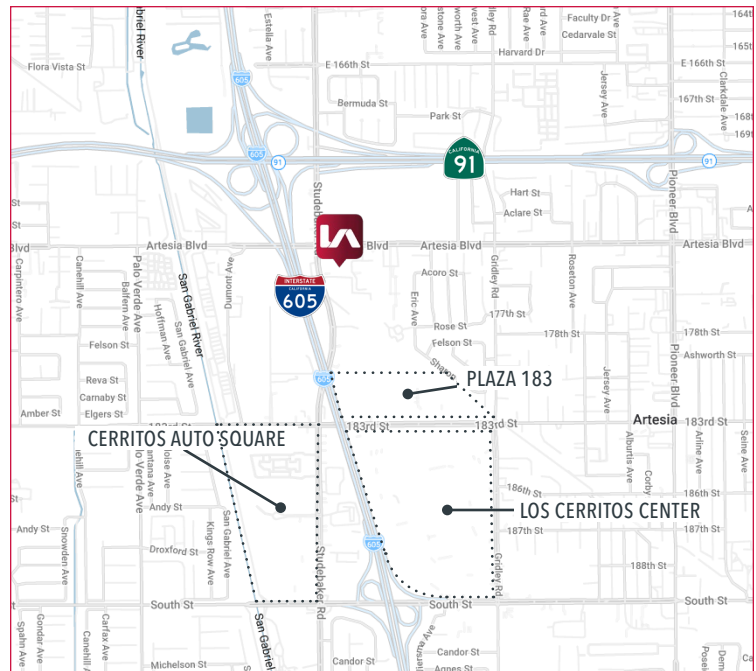




±47,870 SQ. FT. INDUSTRIAL FOR LEASE
11030 ARTESIA BLVD | CERRITOS, CA 90703

PROPERTY HIGHLIGHTS

- 47,870 SF Available For Lease
- \$1.00/SF NNN Per Month (\$47,870.00)
- \$0.07/SF Est. OPEX Per Month (\$3,350.90)
- Lowest OPEX in market due to original ownership
- 4,200 SF of Office Space
- Freestanding CTU Building
- 3 Dock High Loading Positions
- 1 Ground Level Loading Position
- 20' Clear Height in Warehouse
- 800 Amps, 277/480 V Power (Verify)
- Ground Level Showroom facing Artesia Blvd
- Concrete Parking Lot
- Available: 1/1/2027



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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GARRETT MASSARO ^{SIOR}

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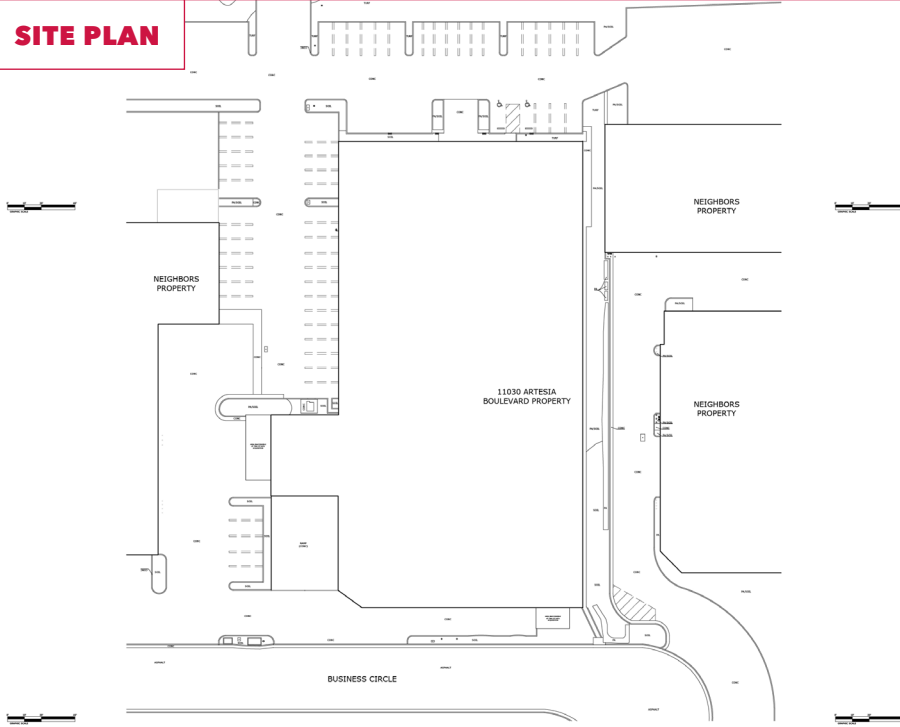
BRANDON CARRILLO

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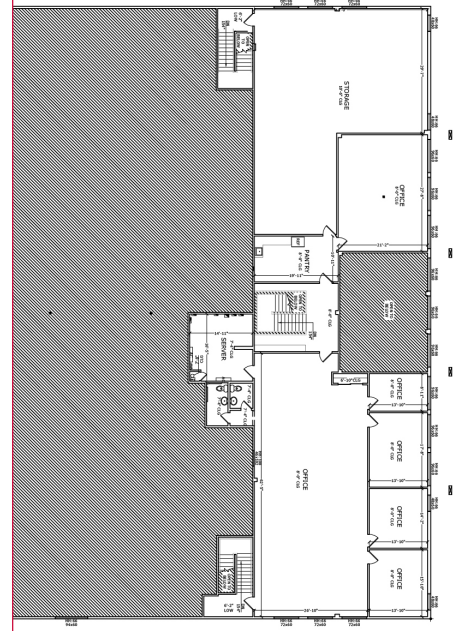
LEE & ASSOCIATES LOS ANGELES - LONG BEACH INC.

DRE LIC 01069854
 5000 E Spring St, Suite 700,
 Long Beach, CA 90815

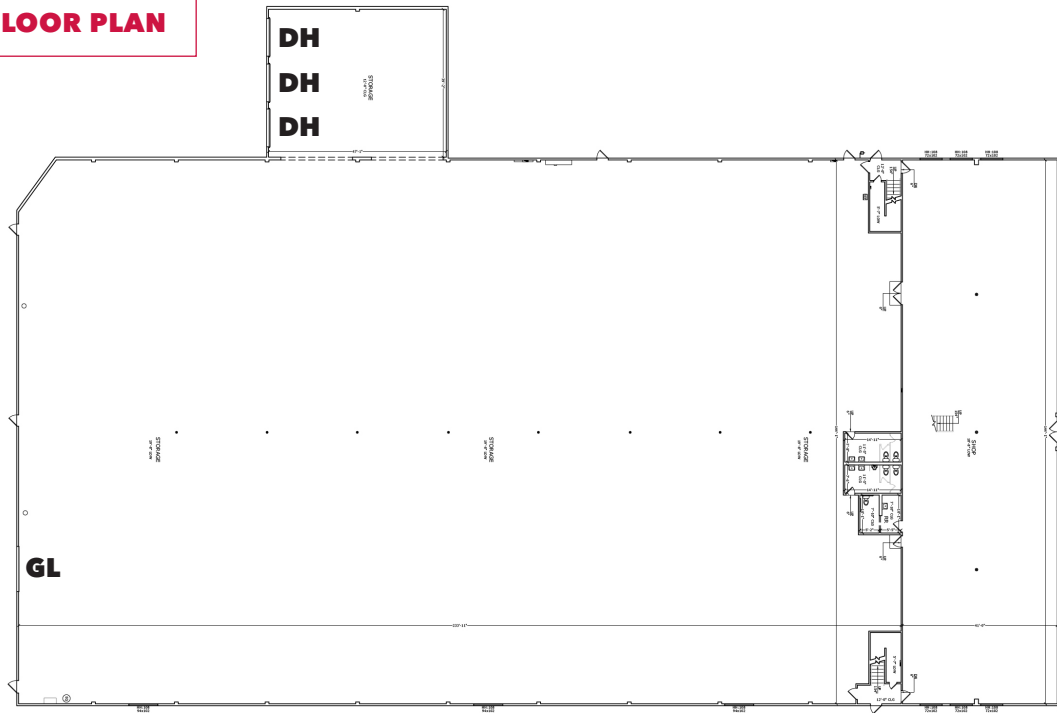
SITE PLAN



2ND FLOOR: FLOOR PLAN



1ST FLOOR: FLOOR PLAN



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ZONING OVERVIEW

Cerritos Municipal Code, Chapter 22.29:

- One of the few zones allowing retail/showroom sales combined with warehouse or industrial operations under one roof
- Designed for manufacturing, processing, research, engineering, wholesale trades & select commercial uses

Allowable Uses Include:

- Manufacturing, processing & assembly
- Warehousing, distribution & wholesale trade
- Research, science & engineering
- Retail sales/showroom in conjunction with warehouse or manufacturing operations
- Office in conjunction with industrial use

Tenant to verify with City of Cerritos

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LOCATION HIGHLIGHTS

- Immediate access to I-605 & SR-91 freeways, connecting to the 405, 5 & 105
- Ports of LA/Long Beach, Orange County & Downtown LA within a ±30-minute drive
- Los Cerritos Center – 1.3M+ SF super-regional mall less than a mile south
- Cerritos Auto Square – one of the largest auto malls in the world, directly across the 605
- Plaza 183 – adjacent dining, banking & daily-needs retail
- Cerritos Towne Center – offices, hotels & Cerritos Center for the Performing Arts
- Dense workforce & executive housing base in Cerritos, Artesia & Long Beach

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