

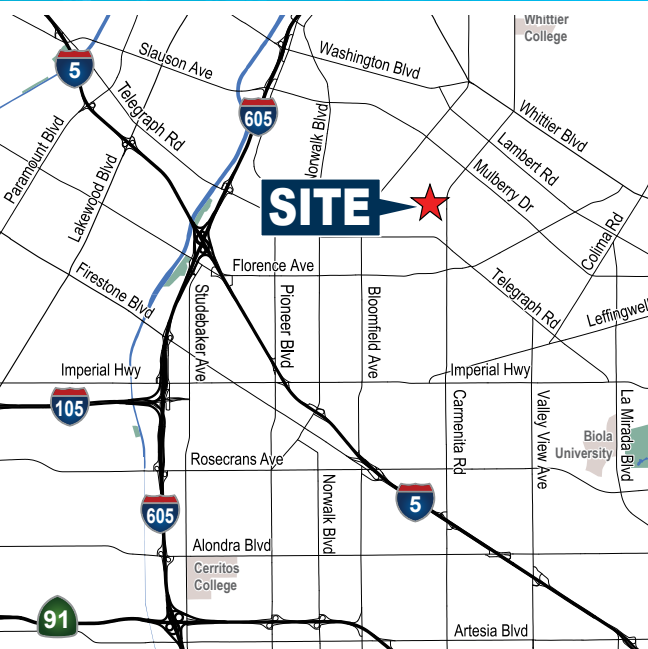
PAINTER BUSINESS PARK

9825, 9845, 9905, 9925

PAINTER AVENUE
WHITTIER, CA 90605

13115 – 13135
BARTON ROAD
WHITTIER, CA 90605

PROFESSIONALLY MANAGED BY:



INDUSTRIAL UNITS FOR LEASE

FOR ADDITIONAL INFORMATION:

MIKE VERNICK, SIOR
Senior Vice President
714.935.2354
Lic. #01420885
mvernick@voitco.com

TOM TERRY
Vice President
714.935.2313
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REAL ESTATE SERVICES

AVAILABLE UNITS



ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9845 Painter Ave., Ste. C Whittier, CA	±2,016 SF	±600 SF	\$1.32 PSF	\$2,661.00 Plus CAM*	Reception, private office, restroom and warehouse with ground level loading door.
9845 Painter Ave., Ste. F Whittier, CA	±2,152 SF	±484 SF	\$1.32 PSF	\$2,841.00 Plus CAM*	Open area/ reception, private office, 2 restrooms, and warehouse with ground level loading door
9905 Painter Ave., Ste. H Whittier, CA	±2,252 SF	±248 SF	\$1.32 PSF	\$2,973.00 Plus CAM*	Open office area, restroom, and warehouse with ground level loading door.
9925 Painter Ave., Ste. J Whittier, CA	±2,344 SF	±268 SF	\$1.32 PSF	\$3,094.00 Plus CAM*	Reception, private office, restroom and warehouse with ground level loading door.
9925 Painter Ave., Ste. P Whittier, CA	±2,636 SF	±266 SF	\$1.32 PSF	\$3,480.00 Plus CAM*	Reception/open office, restroom and warehouse with ground level loading door.
9845 Painter Ave., Ste. A/B Whittier	±3,920 SF	±810 SF	\$1.27 PSF	\$4,978.00 Plus CAM*	Reception, 4 private offices, break room, 2 restrooms and warehouse with ground level loading door.
9925 Painter Ave., Ste. L/M Whittier	±4,610 SF	±566 SF	1.27 PSF	\$5,855.00 Plus CAM*	Reception area, 2 private offices, restroom, and warehouse with 2 ground level loading doors.
9905 Painter Ave., Ste. P/Q Whittier, CA	±5,272 SF	±523 SF	\$1.27 PSF	\$6,695.00 Plus CAM*	Reception, private offices, restroom and warehouse with ground level loading doors. Can be leased individually.

* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately **\$0.22 PSF**, subject to change.

**** Security Patrol Periodically On Site.**



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SITEPLAN



Pride of Ownership Asset
Professionally Managed
Business Park
Security Patrol Periodically
on Site



±124,845 RSF Office
and Industrial Project
(Units can be combined to
accommodate a variety
of sizes.)



±16'
Clear Height



2:1,000 Ratio



Functional Site
Loading and
Circulation



100-400 Amps
Including 120/208
Volts, 3 Phase Power



Excellent Access to
Freeways



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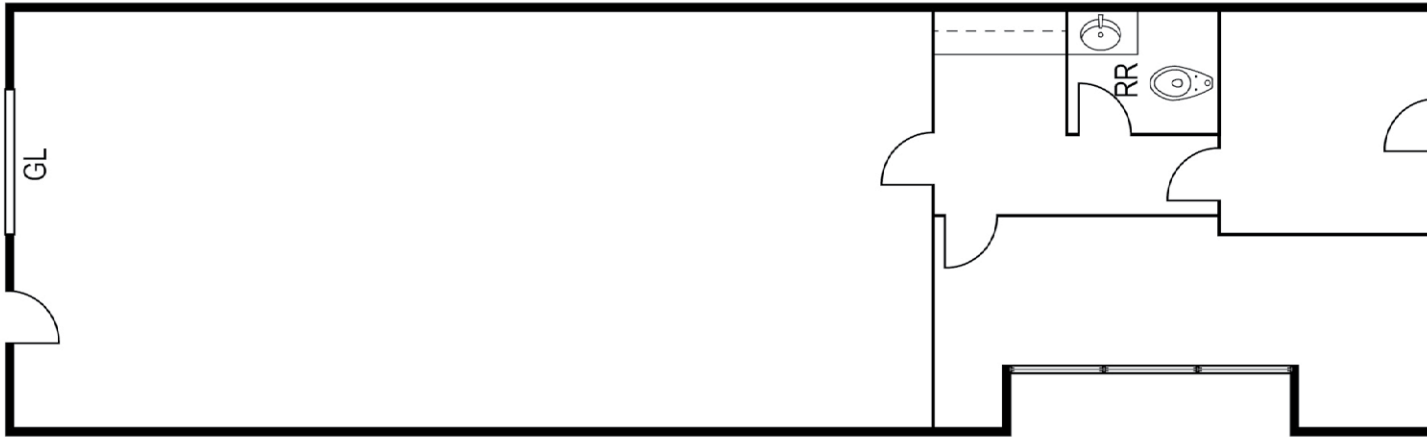
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9845 PAINTER AVENUE | UNIT C



Note: Floor Plan is approximate.

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9845 Painter Ave., Ste. C Whittier, CA	±2,016 SF	±600 SF	\$1.32 PSF	\$2,661.00 Plus CAM*	Reception, private office, restroom and warehouse with ground level loading door.

UNIT FEATURES:

- » ±2,016 Total Square Feet
- » ±16' Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » One Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±600 SF of Office Space
- » Central Air Conditioning and Heating in Office Area
- » Security Patrol Periodically on Site

*CAM Fee of \$0.22 Per Sq. Ft.



±2,016 SF



±600 SF



±16'
CLEAR HEIGHT



200 AMPS (VERIFY)



1 GL

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9845 PAINTER AVENUE | UNIT F



Note: Floor Plan is approximate.

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9845 Painter Ave., Ste. F Whittier, CA	±2,152 SF	±484 SF	\$1.32 PSF	\$2,841.00 Plus CAM*	Open area/ reception, private office, two restrooms, and warehouse with ground level loading door

UNIT FEATURES:

- » ±2,152 Total Square Feet
- » ±16' Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » One Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±484 SF of Office Space
- » Central Air Conditioning and Heating in Office Area
- » Security Patrol Periodically on Site

*CAM Fee of \$0.22 Per Sq. Ft.

±2,152 SF

±484 SF

±16'
CLEAR HEIGHT

200 AMPS (VERIFY)

1 GL

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9905 PAINTER AVENUE | UNIT H



Note: Floor Plan is approximate.

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9905 Painter Ave., Ste. H Whittier, CA	±2,252 SF	±248 SF	\$1.32 PSF	\$2,973.00	Open office area, restroom, and warehouse with ground level loading door.

UNIT FEATURES:

- » ±2,252 Total Square Feet
- » ±16' Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » One Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±248 SF of Office Space
- » Central Air Conditioning and Heating in Office Area
- » Security Patrol Periodically on Site

*CAM Fee of \$0.22 Per Sq. Ft.


±2,252 SF


±248 SF


±16'
CLEAR HEIGHT


200 AMPS (VERIFY)


1 GL

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9925 PAINTER AVENUE | UNIT J



Note: Floor Plan is approximate.

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9925 Painter Ave., Ste. J Whittier, CA	±2,344 SF	±268 SF	\$1.32 PSF	\$3,094.00 Plus CAM*	Reception, private office, restroom and warehouse with ground level loading door.

UNIT FEATURES:

- » ±2,344 Total Square Feet
- » ±16' Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » One Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±268 SF of Office Space
- » Central Air Conditioning and Heating in Office Area
- » Security Patrol Periodically on Site

*CAM Fee of \$0.22 Per Sq. Ft.


±2,344 SF


±268 SF


±16'
CLEAR HEIGHT


100 AMPS (VERIFY)


1 GL

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9925 PAINTER AVENUE | UNIT P



Note: Floor Plan is approximate.

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9925 Painter Ave., Ste. P Whittier, CA	±2,636 SF	±266 SF	\$1.32 PSF	\$3,480.00 Plus CAM*	Reception/open office, restroom and warehouse with ground level loading door.

UNIT FEATURES:

- » ±2,636 Total Square Feet
- » ±16' Clear Height
- » 100 Amps, 120/208 Volts, 3 Phase Power (verify)
- » One Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±266 SF Improved Office Space
- » One Private Office
- » Restroom
- » Central Air Conditioning and Heating in Office Area

*CAM Fee of \$0.22 Per Sq. Ft.


±2,636 SF


±266 SF


±16'
CLEAR HEIGHT


100 AMPS (VERIFY)


1 GL

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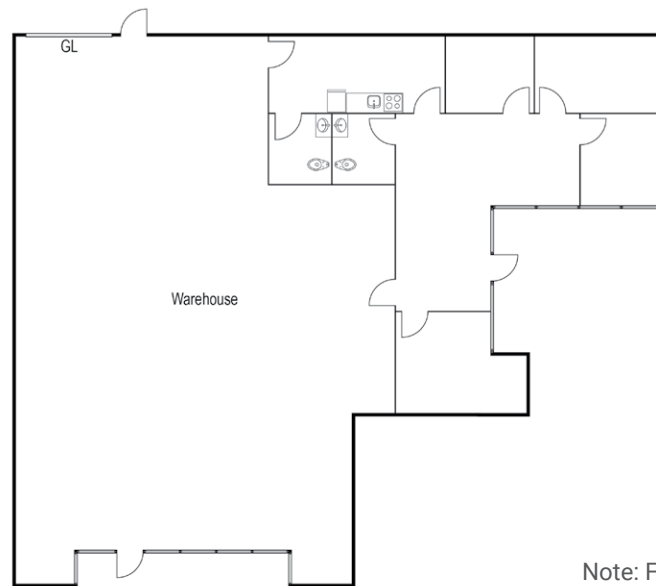
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9845 PAINTER AVENUE | UNIT A/B



Note: Floor Plan is approximate.

±3,920 SF

±810 SF

±16'
CLEAR HEIGHT



200 AMPS (VERIFY)



1 GL

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9845 Painter Ave., Ste. A/B Whittier	±3,920 SF	±810 SF	\$1.27 PSF	\$4,978.00 Plus CAM*	Reception, 4 private offices, break room, 2 restrooms and warehouse with ground level loading door.

UNIT FEATURES:

- » ±3,920 Total Square Feet
- » ±16' Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » One Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±810 SF Improved Office Space
- » Two Private Offices
- » Restroom
- » Central Air Conditioning and Heating in Office Area

*CAM Fee of \$0.22 Per Sq. Ft.

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9925 PAINTER AVENUE | UNIT L/M



Note: Floor Plan is approximate.

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9925 Painter Ave., Ste. L/M Whittier	±4,610 SF	±566 SF	\$1.27 PSF	\$5,855.00 Plus CAM*	Reception area, 2 private offices, restroom, and warehouse with 2 ground level loading doors.

UNIT FEATURES:

- » ±4,610 Total Square Feet
- » ±16" Clear Height
- » 100 Amps, 120/208 Volts, 3 Phase Power (verify)
- » Two Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±566 SF of Improved Office Space
- » Central Air Conditioning and Heating in Office Area

*CAM Fee of \$0.22 Per Sq. Ft.


±4,610 SF


±566 SF


±16"
CLEAR HEIGHT


100 AMPS (VERIFY)


2 GL

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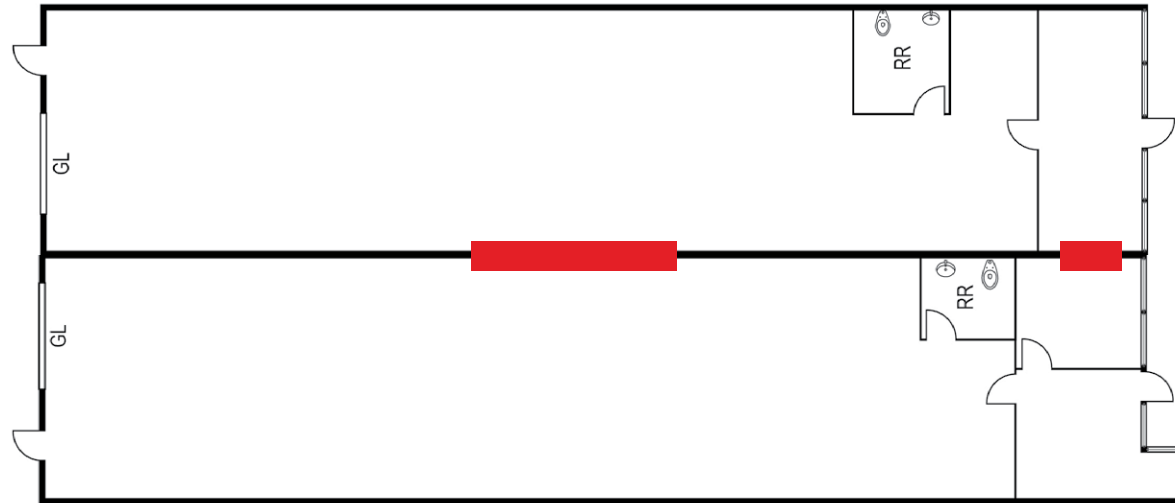
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9905 PAINTER AVENUE | UNIT P/Q



Note: Floor Plan is approximate.

Can be removed to provide unit-to-unit access

±5,272 SF

±523 SF

±16'
CLEAR HEIGHT



100 AMPS (VERIFY)



2 GL

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9905 Painter Ave., Ste. P/Q Whittier, CA	±5,272 SF	±523 SF	\$1.27 PSF	\$6,695.00 Plus CAM*	Reception, private offices, restroom and warehouse with ground level loading doors. Can be leased individually.

UNIT FEATURES:

- » ±5,272 Total Square Feet
- » ±16' Clear Height
- » 100 Amps, 120/208 Volts, 3 Phase Power (verify)
- » Two Ground Level 10' x 10' Loading Doors
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±523 SF Improved Office Space
- » Two Private Offices
- » Restroom
- » Central Air Conditioning and Heating in Office Area

*CAM Fee of \$0.22 Per Sq. Ft.

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AERIAL



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