

FABRICA INDUSTRIAL PARK



±5,102 SF FOR LEASE

17605 FABRICA WAY, UNIT K/L | CERRITOS | CA | 90703

FOR MORE INFORMATION:

ASHLEY BANCROFT
949.885.2913
ashley.bancroft@jll.com
LIC. #02106273

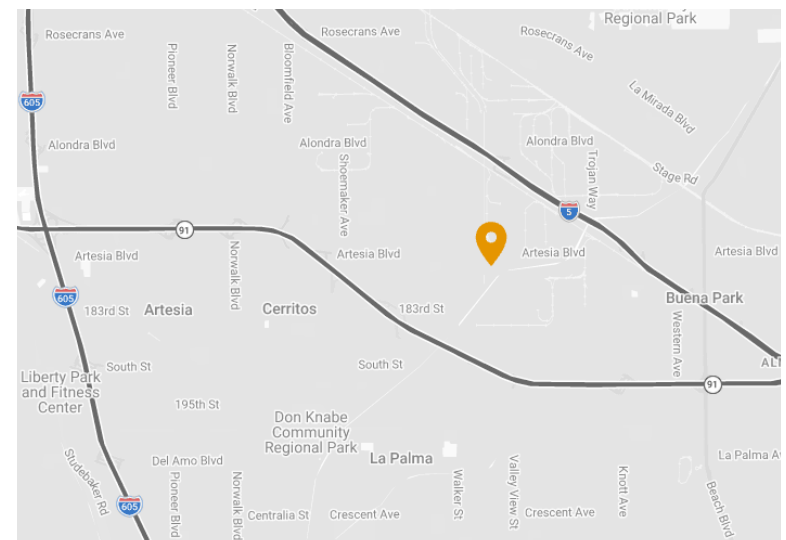
CAMERON DRISCOLL
949.885.2976
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LIC. #01224141

LUKE MCDANIEL
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luke.mcdaniel@jll.com
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PROPERTY FEATURES

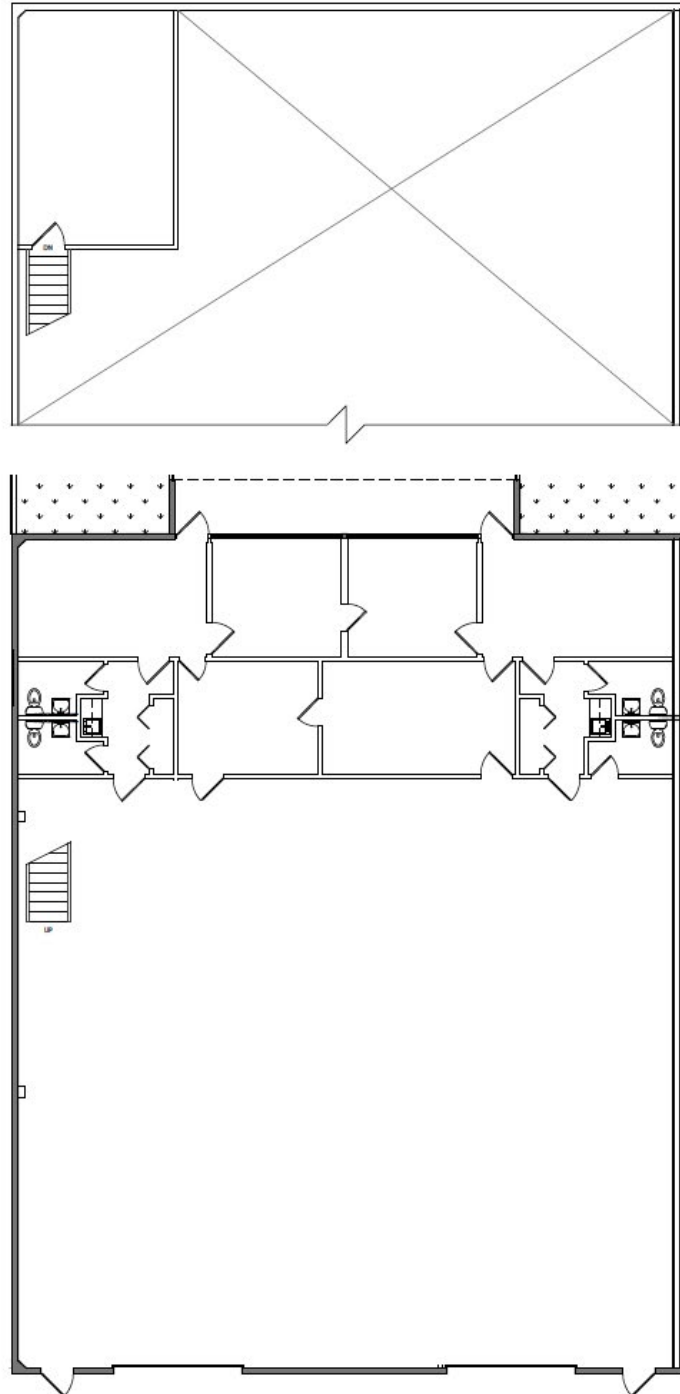
- ±1,171 SF – office space
- Two (2) ground level loading doors
- 18' clear height
- 200 amps, 120/240v power (verify)
- .33/3,000 GPM fire sprinkler
- ±337 SF of unfinished bonus mezzanine
- Asking rate \$1.45 NNN
- Professional corporate park environment
- Easy access to the 5, 605, & 91 freeways



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.

FABRICA INDUSTRIAL PARK

PROPERTY FLOORPLAN



UNDER NEW OWNERSHIP



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JONES LANG LASALLE BROKERAGE,
INC
LIC. #01856260

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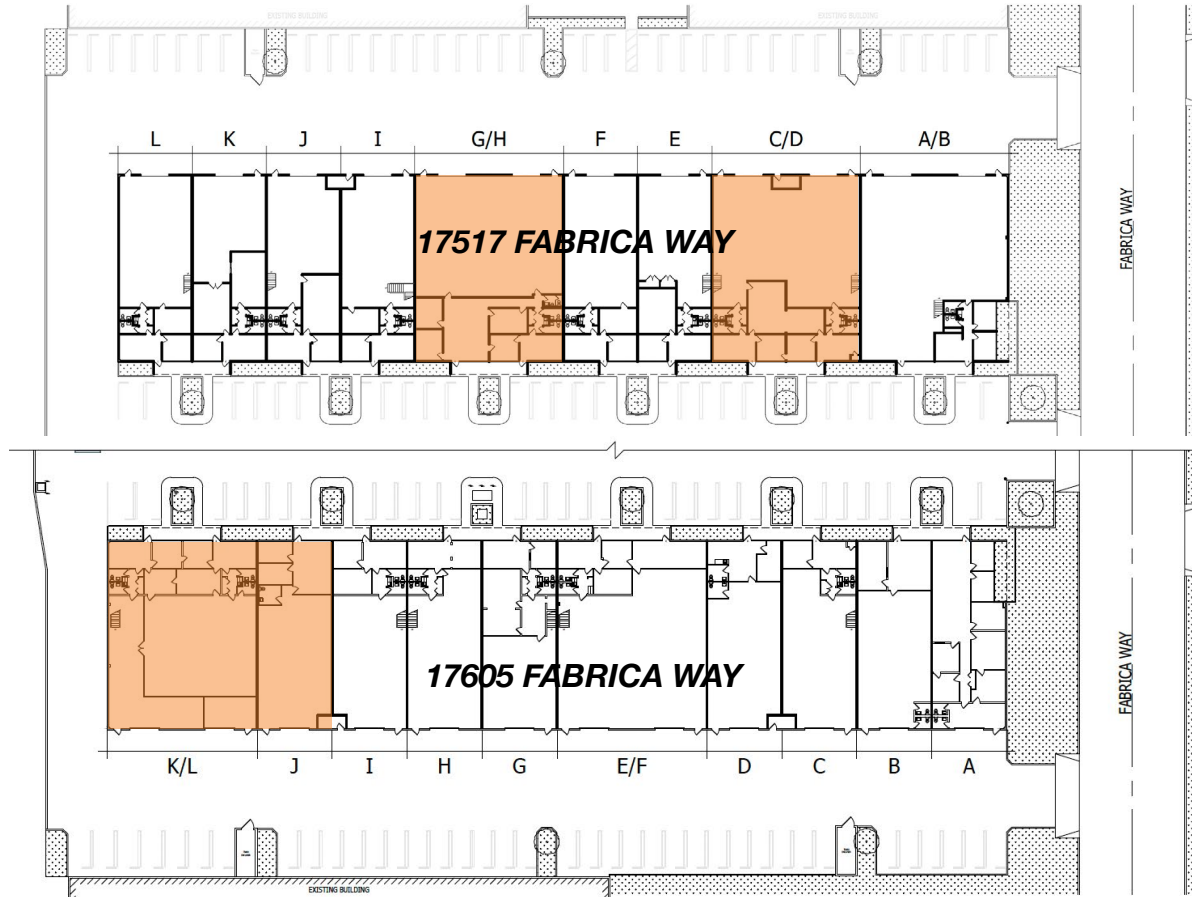


UNIT K/L

FABRICA INDUSTRIAL PARK

SITE PLAN

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AVAILABILITIES

SUITE	TOTAL SF	OFFICE SF	ASKING RATE
17605 - J	2,512	827	\$1.45 NNN + \$0.47 OPEX
17517 - C/D	5,024	1,796	\$1.45 NNN + \$0.47 OPEX
17605 - K/L	5,102	1,171	\$1.45 NNN + \$0.47 OPEX
17517 - G/H	5,103	1,898	\$1.45 NNN + \$0.47 OPEX

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