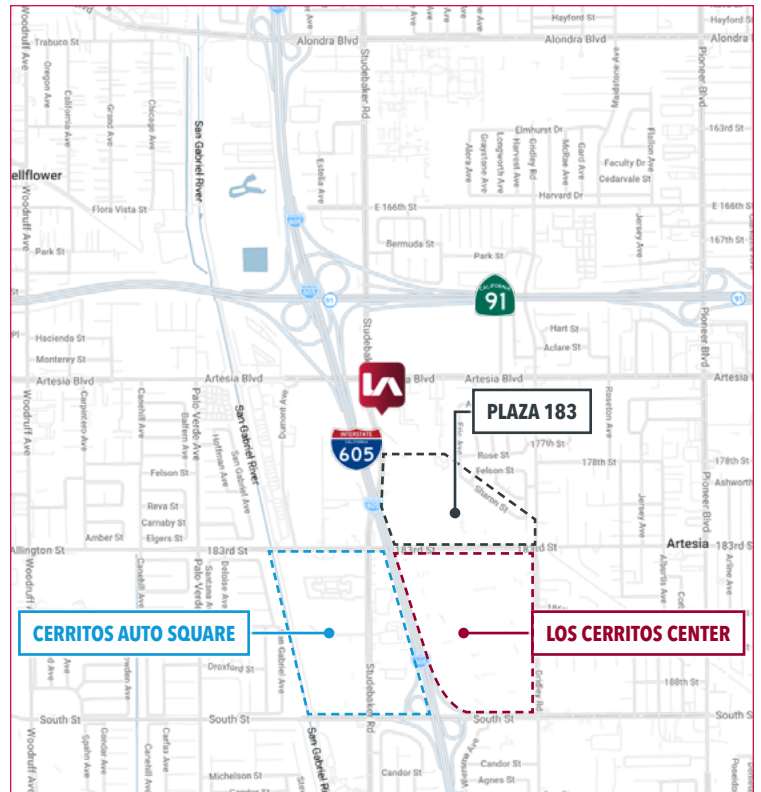




± 18,515 SF INDUSTRIAL/FLEX FOR LEASE
17510-12 STUDEBAKER RD | CERRITOS, CA 90703

PROPERTY HIGHLIGHTS

- \$1.20/SF Gross (\$22,218.00 / Month)
- \$0.10/SF CAM Fee (\$1,851.50 / Month)
- Fully Temperature Controlled Potential:
 (2) 12.5 Ton HVAC Units & (1) 5 Ton HVAC Unit
- Brand New Façade Complete by July 1, 2026
- Approx. 150' of Street Frontage and Window Display
- 2,000 SF of Office Space
- (1) 400 Amp, 120/208 V, 3 Phase Panel & (1) 200 Amps, 3 Phase Panel
- 16' - 18.5' Clear Height
- (1) 12' x 12', GL Door
- Sprinklers & Skylights in Warehouse
- 31 Parking Spaces
- Available 11/1/26



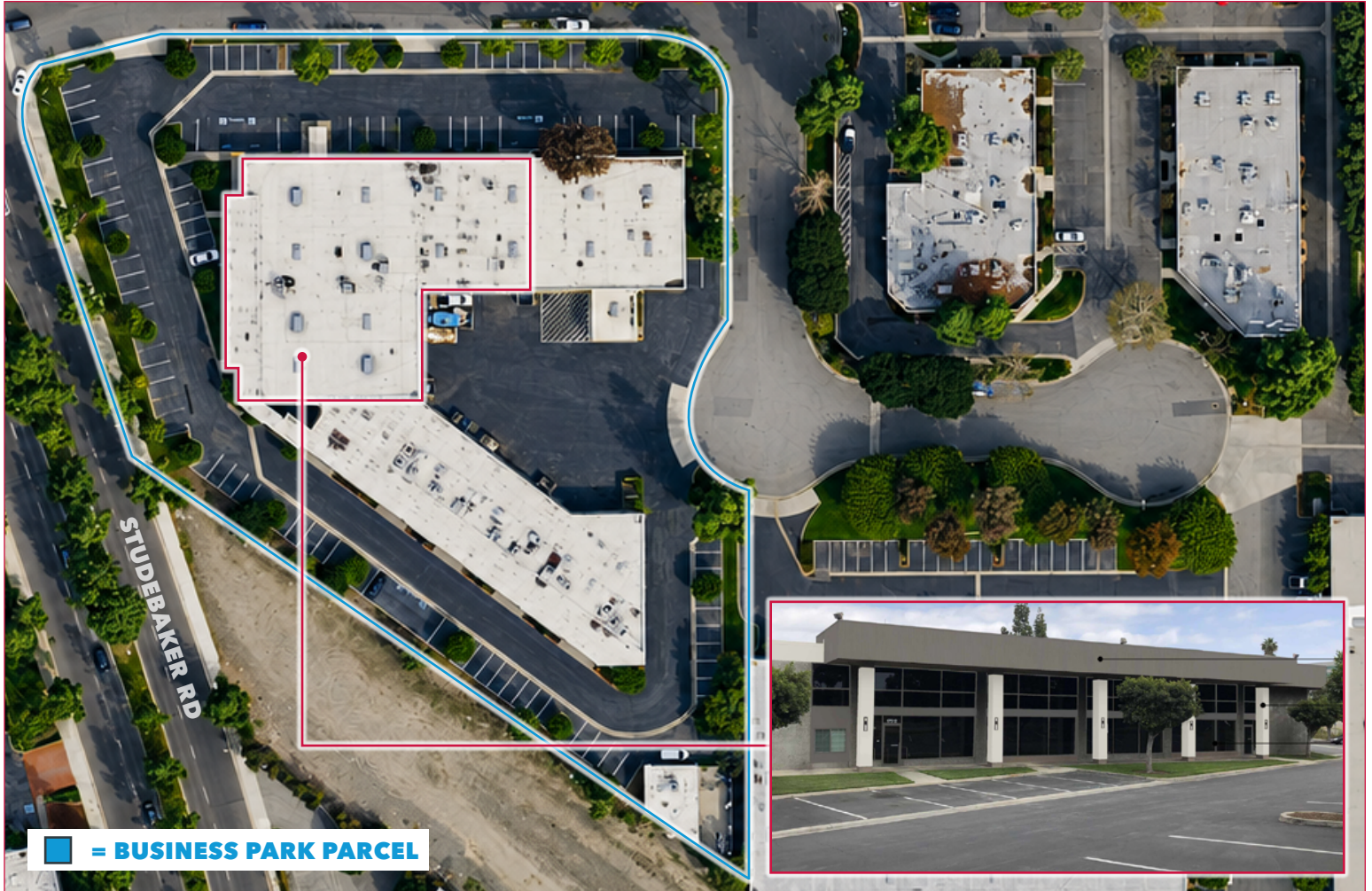
LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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



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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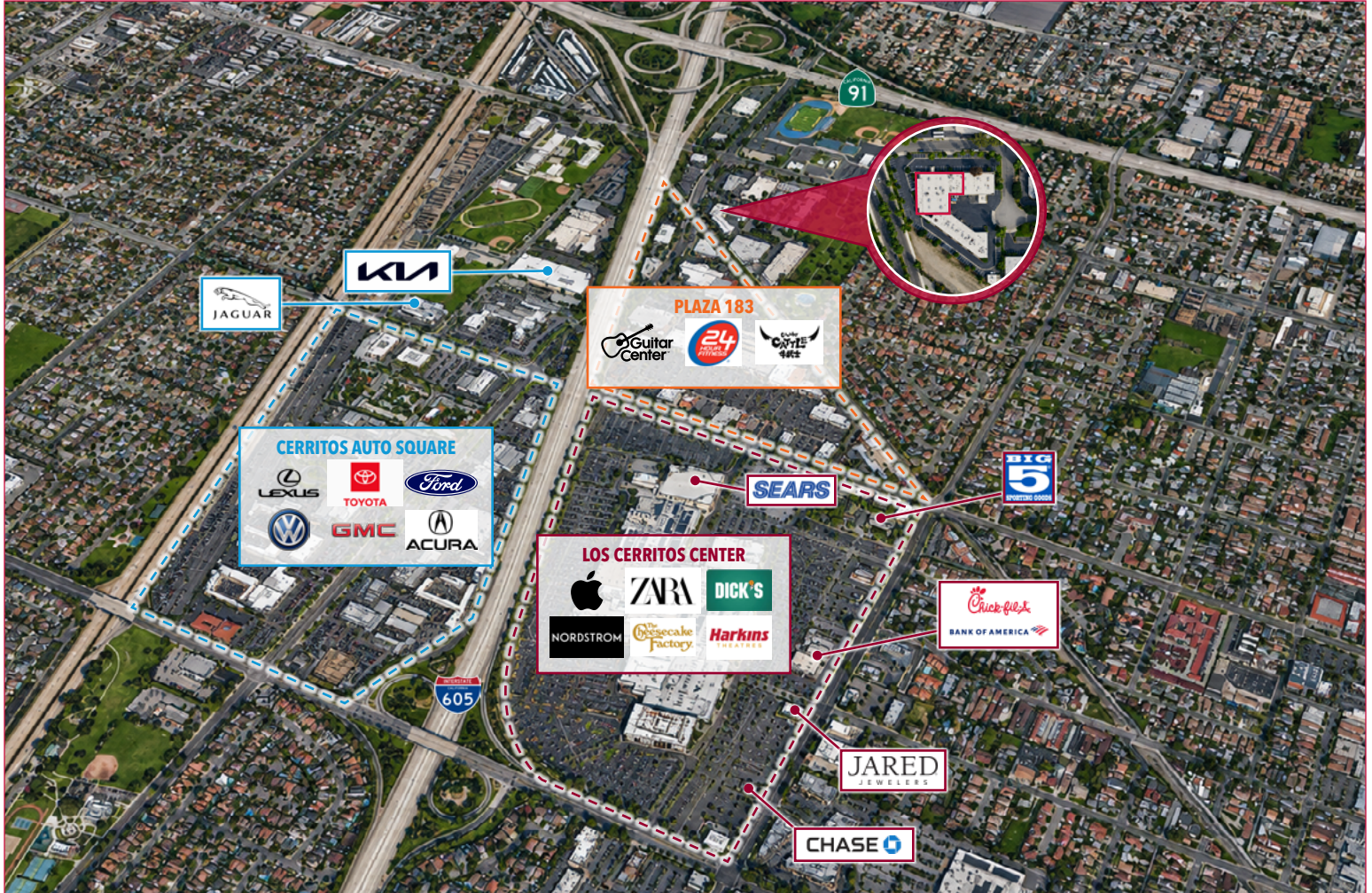
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LOCATION HIGHLIGHTS

- 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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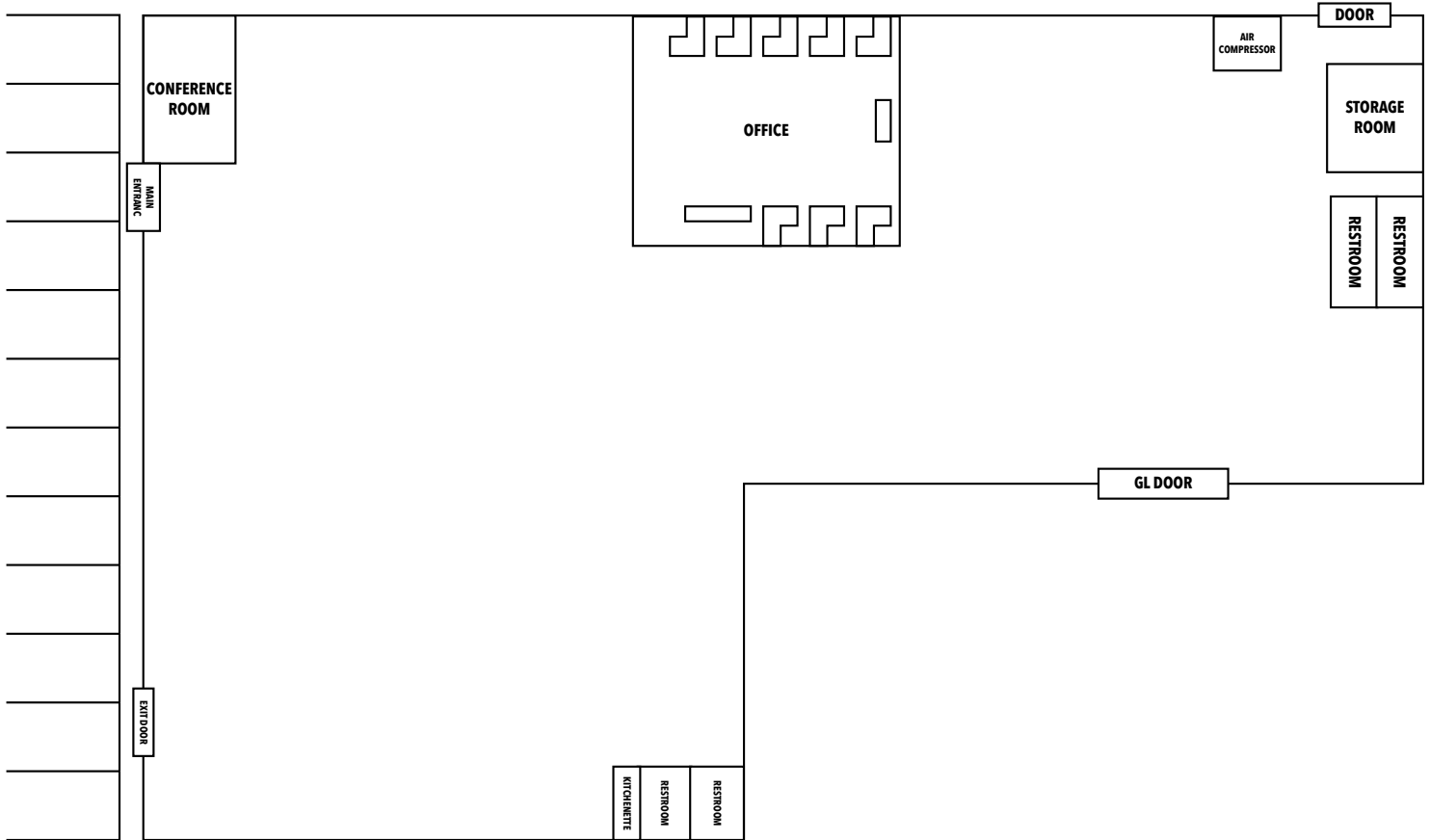
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PROPERTY PLAN



This plan and its measurements are approximate and not up to scale. It is the responsibility of the buyer/lessor to verify the property's measurements independently.

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