



**16429-16435 BERWYN RD**  
**CERRITOS, CA 90703**

## **Property Highlights**

- ±6,675 sq. ft. Industrial Unit that is part of a larger 22,250 sq. ft. building
- ±750 sq. ft. of Offices
- 2 Dock High Loading Positions
- 1 Edge of Dock Leveler
- 20' Ceiling Clearance
- Sprinklered
- Power TBD
- Ideal 53" Container/Truck Access and Loading
- Lightly Trafficked Street
- Immediate 5, 91, and 605 Freeway Access
- Excellent Cerritos Location
- Sublease through October 31, 2028
- \$1.65 per sq. ft. Gross



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16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

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**FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:**

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