

# INDUSTRIAL FOR LEASE

AVAIL SF: 17,400

TOTAL BLDG SF: 34,800



ADDRESS 13855 STRUIKMAN RD, CERRITOS CA ZIP 90703

**CERRITOS INDUSTRIAL PARK  
WARHOUSING DISTRIBUTION SPACE  
TRUCK WELL (1) & GRND LVL LOAD (1) ; FENCED YARD  
EASY ACCESS TO I-5, 91 & 605 FREEWAYS  
READY TO OCCUPY**

LEASE RENTAL \$ 8,700 /mo Gross 0.500 Net \_\_\_\_\_ Term 3-5 YEAR  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 29,900.00 Yr 2004-2005  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 17,400 Dim IRR X IRR Power A 200 V 120 Ø 3 W 4  
 Min. SF 17,400 Dim IRR X IRR Lighting FLUOR Heat SPACE Cooling EVAP PWR Notes VERIFY  
 Land SF POL Dim \_\_\_\_\_ Trk Hi Pos 1 Dim 12x12  
 Const CTU Roof LAM Grd Lev Drs 1 Dim 12x12 Well Y  
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 1  
 Sprkd YES Min Clr Hgt 17 OFFICE DATA Ofc SF TBD # TBD Rest Rms: M 1 W 1  
 Pkg 15 Yard Yes Yr Blt 1970 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 737-D7 Zone M To Show Open - 9-5 M-F Sp. Feat. PARK  
 AGENT George Khachatourian, CCIM (818)249-1005 Region SE Listing # 1087868  
 FIRM New Horizons Properties. 06/03/05  
 FTFC CB250N000S000/OAA Notes ALL MEASUREMENTS ARE APPROXIMATE.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.  
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