

# FABRICA INDUSTRIAL PARK

14021 BOLSA LN, 17502 FABRICA WAY, 14108 ARTESIA BLVD, 17517 FABRICA WAY, 17515 VALLEY VIEW AVE • CERRITOS, CA 90703



- Multi-building industrial campus within the Cerritos business district
- Small-bay warehouse suites with loading access and office components
- Immediate connectivity to I-5, I-605, and regional transportation corridors

## Property Summary

AVAILABLE SF	2,500-5,102 SF
BUILDING SIZE	397,700 SF
RENOVATED	2022
MARKET	Los Angeles

For more information, please contact:

**CHARLES STERN**  
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**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE ■ OCCUPIED

## Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
J	2,512							
K-L	5,102							
517C	5,024							
517GH	5,000							
517L	2,500							

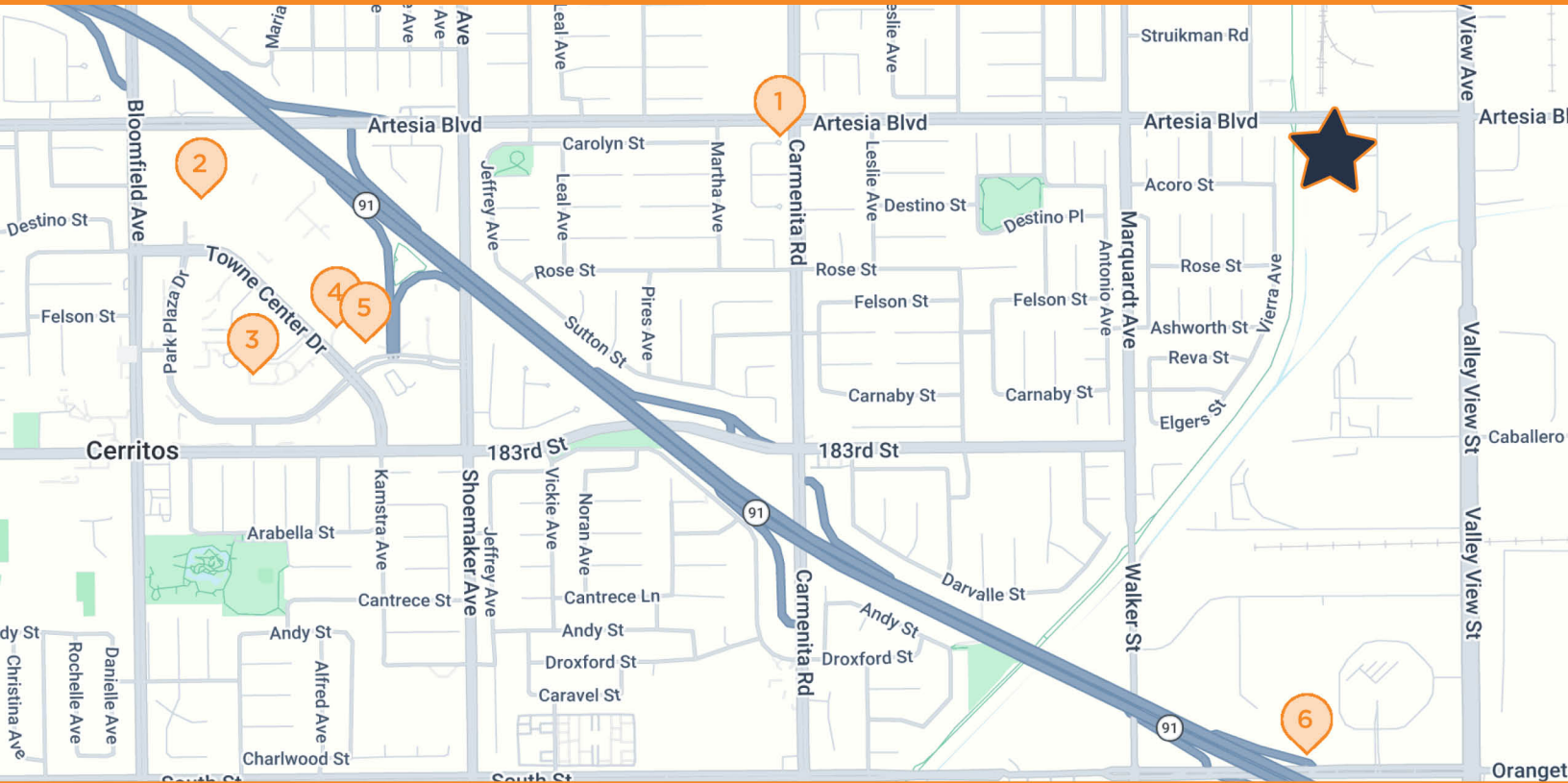
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14021 Bolsa Lane, 17502 Fabrica Way, 14108 Artesia Blvd, 17517 Fabrica Way, 17515 Valley View Avenue, Cerritos, CA 90703

- |          |   |          |   |
|----------|---|----------|---|
| <b>1</b> | <b>ARCO</b><br>13363 Artesia Blvd, Cerritos, CA             | <b>4</b> | <b>ENTERPRISE BANK &amp; TRUST</b><br>12845 Towne Center Dr, Cerritos, CA |
| <b>2</b> | <b>WALMART</b><br>12701 Towne Center Dr, Cerritos, CA       | <b>5</b> | <b>TRADER JOES</b><br>12861 Towne Center Dr, Cerritos, CA                 |
| <b>3</b> | <b>SHERATON HOTEL</b><br>12725 Center Ct Dr S, Cerritos, CA | <b>6</b> | <b>JIMMY JOHN'S</b><br>30 Centerpointe Dr, La Palma, CA                   |