

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 | 397,940 SF |
| RENOVATED | 2022 |
| MARKET | Los Angeles |

For more information, please contact:

CHARLES STERN
LEASING MANAGER
BKM MANAGEMENT COMPANY
P. 561.419.3719
E. CSTERN@BKMMGMT.COM

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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 | J | 2,512 | 0 | 0 | IND | N/A | N/A | |
| J | K-L | 5,102 | 0 | 0 | IND | N/A | N/A | |
| H | 517C | 5,024 | 0 | 0 | IND | N/A | N/A | |
| H | 517GH | 5,000 | 0 | 0 | IND | N/A | N/A | |
| H | 517L | 2,500 | 0 | 0 | IND | N/A | N/A | |

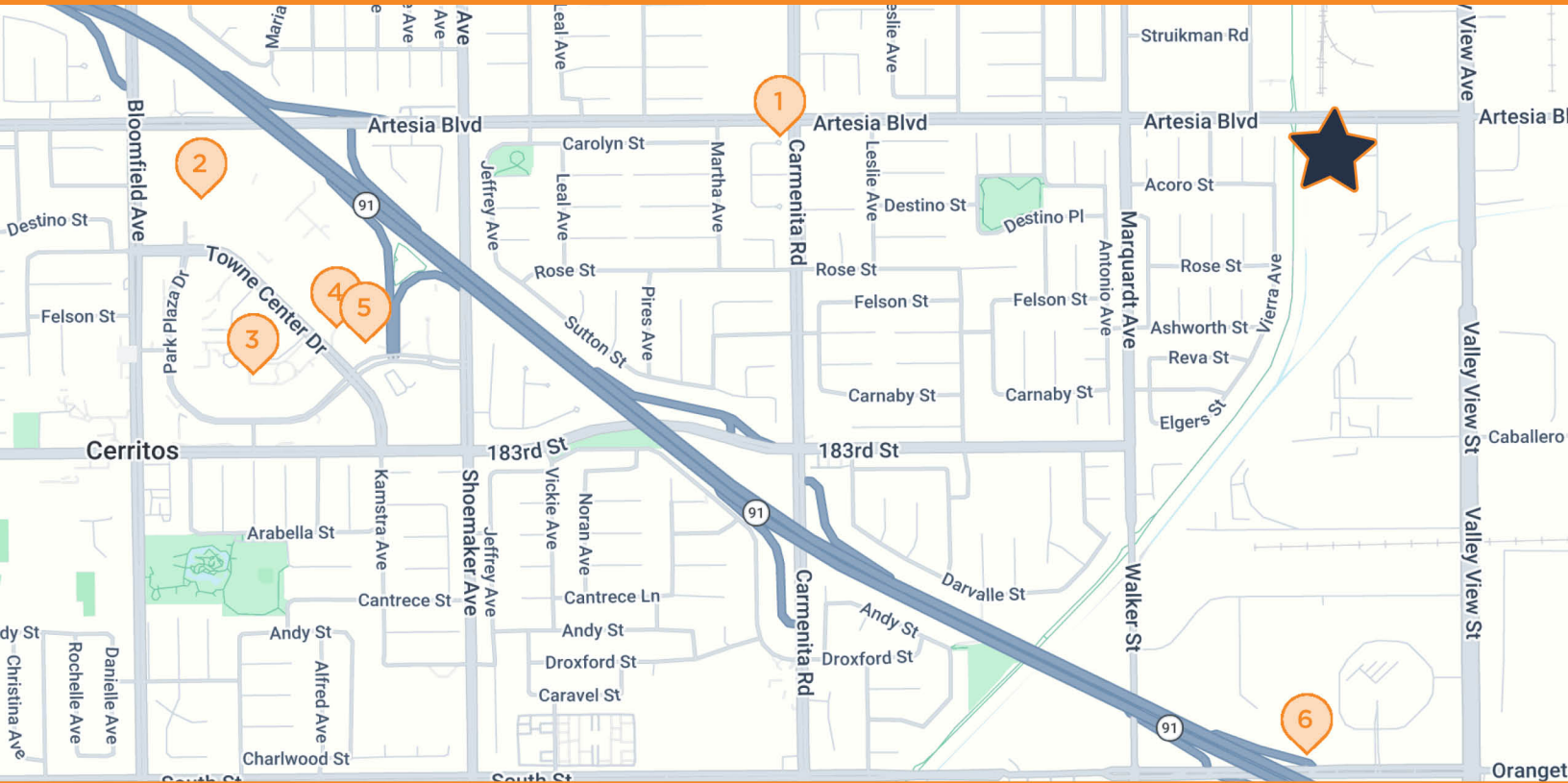
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14021 Bolsa Lane, 17502 Fabrica Way, 14108 Artesia Blvd, 17517 Fabrica Way, 17515 Valley View Avenue, Cerritos, CA 90703

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