

CERRITOS INDUSTRIAL PARK

A 15,337 SQ. FT. MULTI-TENANT BUSINESS PARK INVESTMENT OPPORTUNITY

10805 Artesia Blvd
Cerritos, CA



Exclusively Offered By:

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Voit
REAL ESTATE SERVICES

EXECUTIVE SUMMARY

Voit Real Estate Services is pleased to offer a rare multi-tenant industrial project totaling approximately 15,337 square feet. The Cerritos Industrial Park is located at 10805 Artesia Boulevard, Cerritos a major thoroughfare which offers excellent street identity and signage. The project is fully occupied and features twelve (12) units ranging from 700 - 2,730 square feet, ground level loading, a 4.30:1000 parking ratio and is situated on oversized 2.19 acres land parcel (including an easement area).

The Cerritos Industrial Park project offers a tremendous “value-add opportunity” with most tenants at below market rents on short-term leases, creating an opportunity for near-term rental rate increases as leases expire.

The business park is centrally located in the mid-cities submarket, consistently one of Los Angeles county’s strongest performing industrial markets which currently boasts an incredibly low 1.67% vacancy rate. The project also offers immediate access to three major freeways including the San Gabriel (605), Santa Ana (5), and Riverside (91) Freeways as well as convenient access to the ports of Los Angeles and Long Beach, John Wayne Airport, Long Beach Airport, and Los Angeles International Airport.



INVESTMENT HIGHLIGHTS

- 100% occupied
- The project has undergone recent interior and exterior renovations including new exterior paint and asphalt reseal and restriping.
- Desirable and rare small unit sizes can accommodate tenant growth within the project, resulting in excellent tenant retention.
- A high-identity location on a major thoroughfare provides excellent signage and street identity with a daily traffic count of 19,385 cars per day.
- Located in a mature submarket with virtually no new development opportunities and can be purchased at a significant discount to replacement cost, hence insulating the investor from new competition.
- Situated in a historically strong submarket with a 1.67% vacancy rate, which is one of the lowest vacancy rates in all of Los Angeles.

FINANCIAL HIGHLIGHTS

Purchase Price	\$2,855,000 (\$186.15 PSF)
Net Operating Income Year 1	\$127,710
Net Operating Income Year 2	\$142,660
Capitalization Rate Year 1	4.47%
Capitalization Rate Year 2	5.00%

PROPERTY DESCRIPTION

Address:	10805 Artesia Blvd., Cerritos	Total Buildings:	One (1)
Total Building Area:	Approximately 15,337 SF	Loading:	Ground Level Doors (12 Total)
Individual Unit Sizes Range:	700-2,730 SF	Clearance:	12'
Parcel Size:	Approx. 2.19 Acres (Including Easement Area)	Office Area:	Typically 10 - 20% Improved
Power:	2,000 AMPS Power	Zoning:	M (Manufacturing)
Year Built:	1974	Parking:	66 Free Surface Spaces (4.30/1,000 Parking Ratio)

STRUCTURAL SPECIFICATIONS

Foundation	Continuous perimeter concrete grade beams supporting concrete tilt-up panel walls. The floors are constructed as concrete slab on grade with control joints around each column, at column lines, and at intermittent locations between column lines and perimeter wall.
Exterior Walls	Pre-cast concrete tilt-up wall panels, painted finish.
Roof	Panelized roof structure utilizing glu-laminate beams and wood joist construction with ½ inch thick plywood roof decks.
Exterior Doors & Windows	Aluminum frame mullions with single-glazed glass.
HVAC	Window mounted central air control units.
Plumbing	Copper water supply piping and cast iron or ABS waste and vent piping.
Floors	Carpet flooring or vinyl tile in the office areas and vinyl tile flooring in restrooms and kitchen areas.
Interior Walls	Light textured drywall with paint finish.

LOCATION MAP



AERIAL



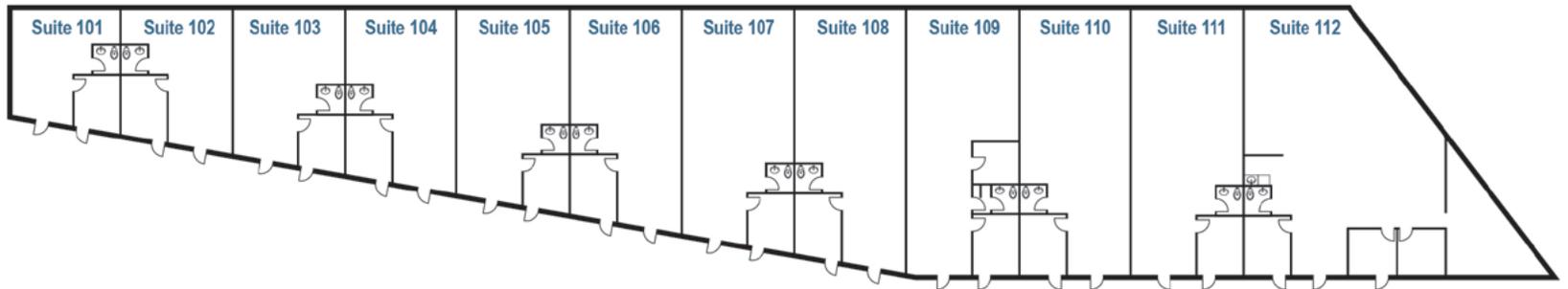
PROPERTY PHOTOS



SITE PLAN - CERRITOS INDUSTRIAL PARK

(Approximately 15,337 Sq. Ft.)

Building Address	Size (Sq. Ft.)
10805 Artesia Blvd., Cerritos	
Suite 101	700
Suite 102	790
Suite 103	888
Suite 104	934
Suite 105	1,080
Suite 106	1,207
Suite 107	1,296
Suite 108	1,392
Suite 109	1,440
Suite 110	1,440
Suite 111	1,440
Suite 112	2,730
Total Project Sq. Ft.	15,337



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