

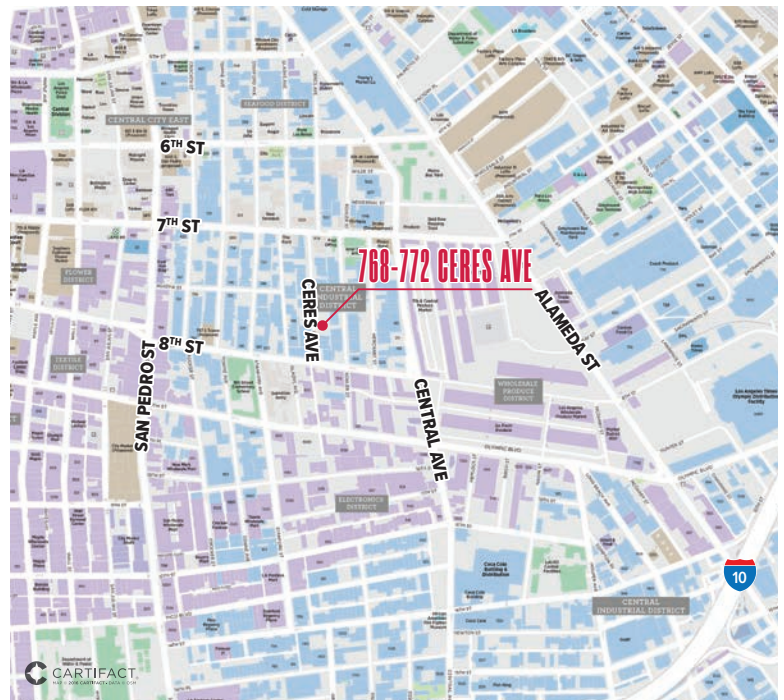
# FOR LEASE

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## #16,887 SF Building with 20 Car Parking

768 & 772 Ceres Ave, Los Angeles, CA 90021

- Phenomenal Location
  - Arts District & Downtown Adjacent
- State of the Art Secured Building
- 100% Conditioned Space with Executive Offices
- Power:
  - 768 Ceres Ave – 250A, 480V, 3P, 4W
  - 772 Ceres Ave – 250A, 480V, 3P, 4W
- 10 Freeway @ Central Ave
- Two (2) 12'X12' Oversized GL Loading Doors
- Calculated Sprinklers
- Secured Yard with Electric Gate
- 26' Warehouse Clearance
- Institutionally Owned and Managed by Terreno (NYSE: TRNO)



**Asking Rate: \$23,641.80**  
**(\$1.40 PSF Gross)**

### Jake Poxon

Executive VP & Principal | LIC NO 01968984  
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### David Brandt

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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5675 Telegraph Rd, Ste 300, Commerce, CA 90040

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CORP ID 01125429

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**PROPERTY PHOTOS**



**MEZZANINE OFFICE**



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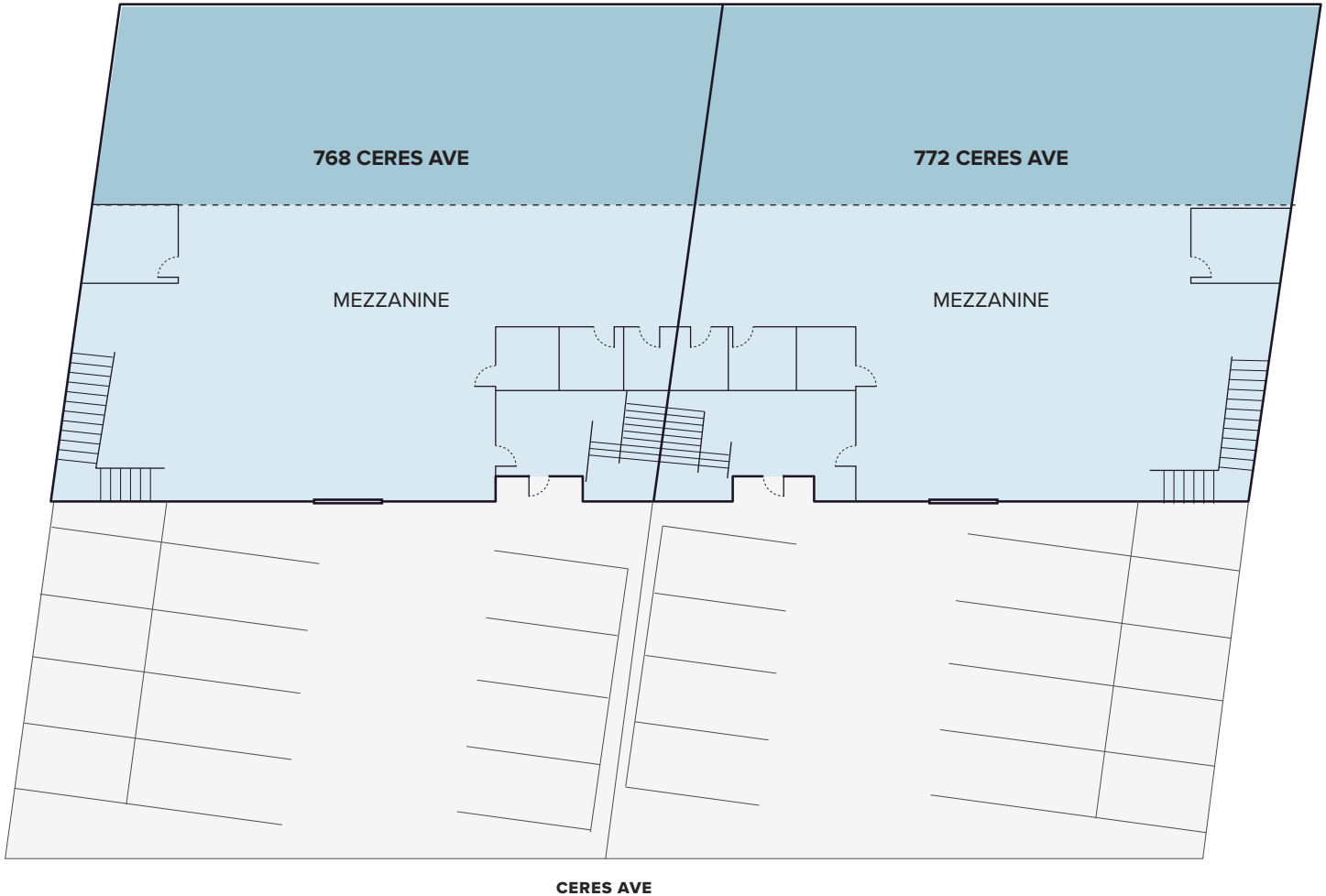
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### **PROPERTY SITE PLAN**



**NOTE:** Drawing not to scale. All measurements and sizes are approximate.

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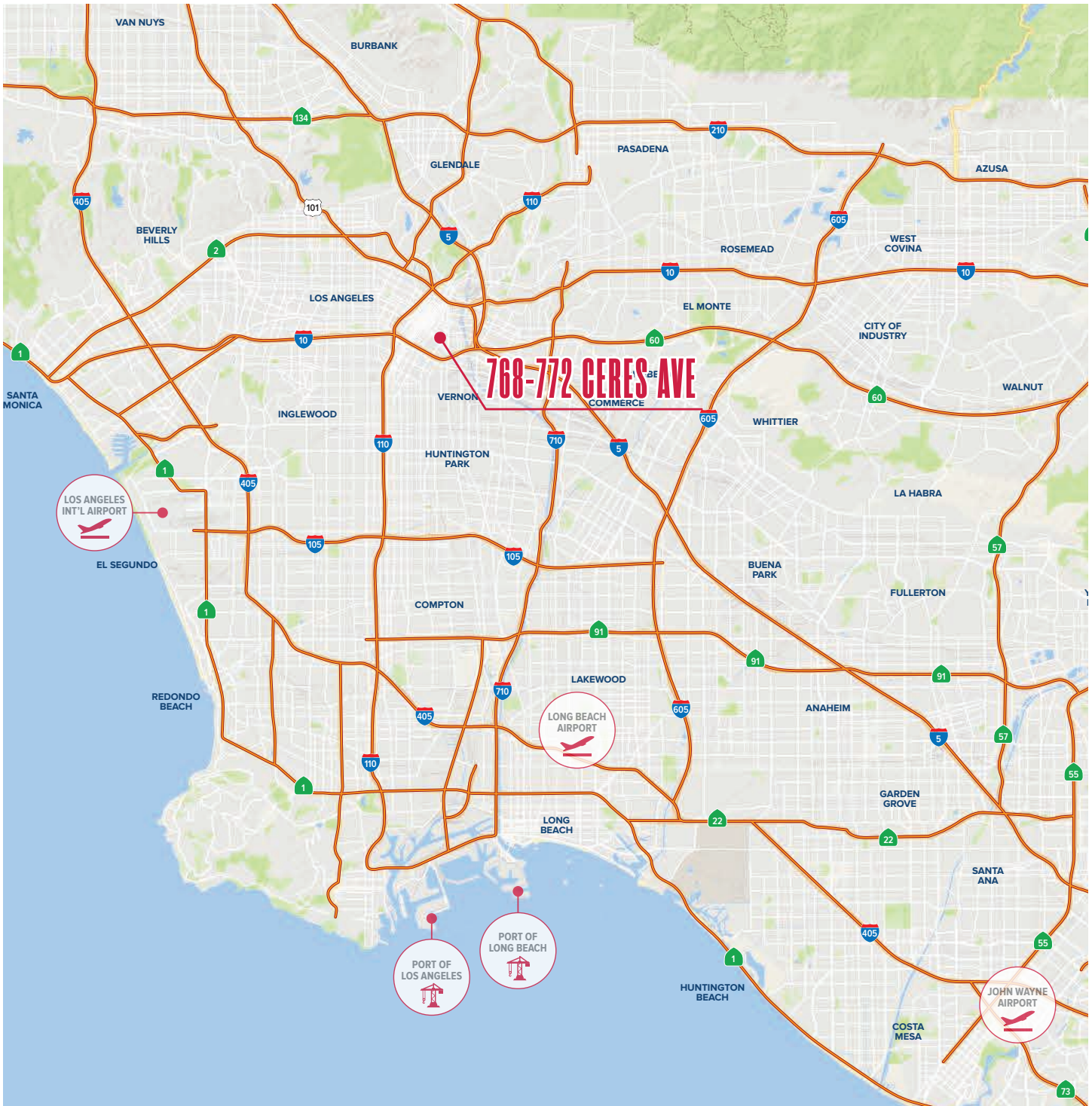
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### REGIONAL MAP



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