

Painter Business Park

9825, 9845, 9905, 9925

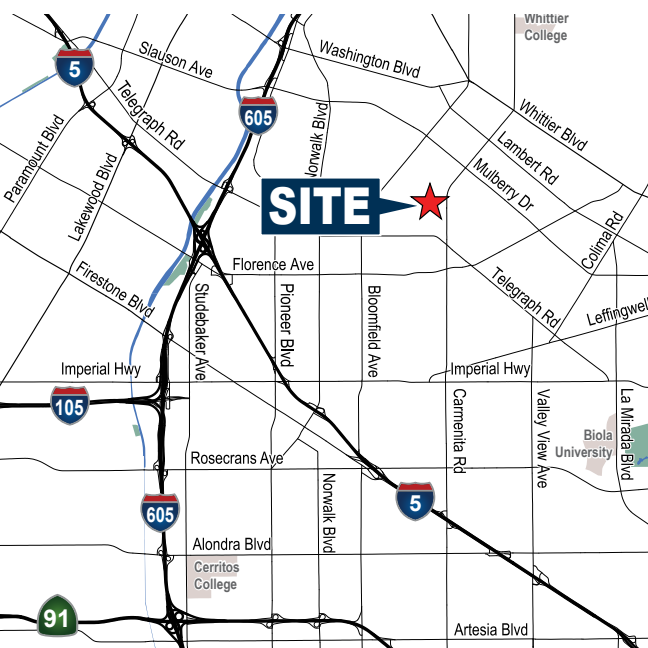
PAINTER AVENUE
WHITTIER, CA 90605

13115 - 13135
BARTON ROAD
WHITTIER, CA 90605

PROFESSIONALLY MANAGED BY:



INDUSTRIAL UNITS FOR LEASE



FOR ADDITIONAL
INFORMATION:

MIKE VERNICK, CCIM, SIOR
Senior Vice President
714.935.2354
Lic. #01420885
mvernick@voitco.com

TOM TERRY
Vice President
714.935.2313
Lic. #02069424
tterry@voitco.com

Voit
REAL ESTATE SERVICES

AVAILABLE UNITS



ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9845 Painter Ave., Ste. C Whittier, CA	±2,016 SF	±600 SF	\$1.32 PSF	\$2,661.00 Plus CAM*	Reception, private office, restroom and warehouse with ground level loading door.
9905 Painter Ave., Ste. H Whittier, CA	±2,252 SF	±248 SF	\$1.32 PSF	\$2,973.00 Plus CAM*	Open office area, restroom, and warehouse with ground level loading door.
9925 Painter Ave., Ste. J Whittier, CA	±2,344 SF	±268 SF	\$1.32 PSF	\$3,094.00 Plus CAM*	Reception, private office, restroom and warehouse with ground level loading door.
9925 Painter Ave., Ste. P Whittier, CA	±2,636 SF	±266 SF	\$1.32 PSF	\$3,480.00 Plus CAM*	Reception/open office, restroom and warehouse with ground level loading door.
9845 Painter Ave., Ste. A/B Whittier	±3,920 SF	±810 SF	\$1.27 PSF	\$4,978.00 Plus CAM*	Reception, 4 private offices, break room, 2 restrooms and warehouse with ground level loading door.
9925 Painter Ave., Ste. L/M Whittier	±4,610 SF	±566 SF	1.27 PSF	\$5,855.00 Plus CAM*	Reception area, 2 private offices, restroom, and warehouse with 2 ground level loading doors.
9905 Painter Ave., Ste. P/Q Whittier, CA	±5,272 SF	±523 SF	\$1.27 PSF	\$6,695.00 Plus CAM*	Reception, private offices, restroom and warehouse with ground level loading doors. Can be leased individually.

* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately **\$0.22 PSF**, subject to change.

**** Security Patrol Periodically On Site.**



MIKE VERNICK, CCIM, SIOR
Senior Vice President 714.935.2354 Lic. #01420885 mvernick@voitco.com

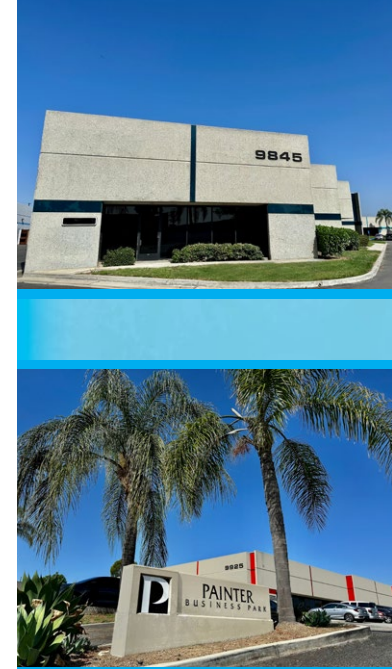
TOM TERRY
Vice President 714.935.2313 Lic. #02069424 terry@voitco.com

Voit
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as a Real Estate Broker and Salesperson by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785

SITEPLAN



Pride of Ownership Asset
 Professionally Managed Business Park
 Security Patrol Periodically on Site



±124,845 RSF Office and Industrial Project
 (Units can be combined to accommodate a variety of sizes.)



±16'
 Clear Height



2:1,000 Ratio



Functional Site Loading and Circulation



100-400 Amps Including 120/208 Volts, 3 Phase Power



Excellent Access to Freeways

MIKE VERNICK, CCIM, SIOR

Senior Vice President 714.935.2354 Lic. #01420885 mvernick@voitco.com

TOM TERRY

Vice President 714.935.2313 Lic. #02069424 terry@voitco.com



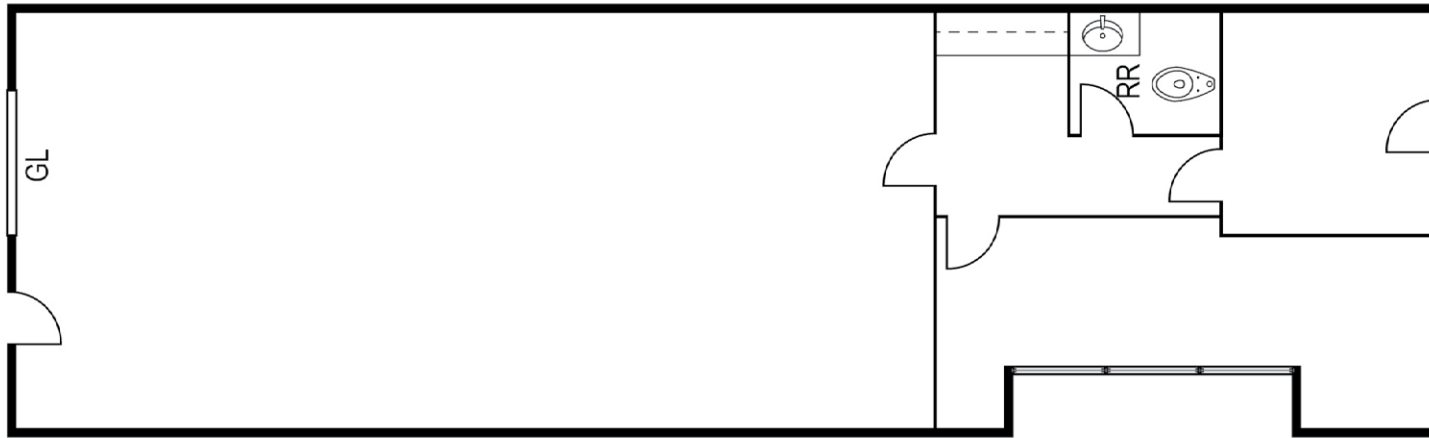
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
 Anaheim, CA 92806

www.voitco.com

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as a Real Estate Broker and Salesperson by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785

9845 PAINTER AVENUE | UNIT C



Note: Floor Plan is approximate.


±2,016 SF


±600 SF


±16'
CLEAR HEIGHT


200 AMPS (VERIFY)


1 GL

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9845 Painter Ave., Ste. C Whittier, CA	±2,016 SF	±600 SF	\$1.32 PSF	\$2,661.00 Plus CAM*	Reception, private office, restroom and warehouse with ground level loading door.

UNIT FEATURES:

- » ±2,016 Total Square Feet
- » ±16' Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » One Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±600 SF of Office Space
- » Central Air Conditioning and Heating in Office Area
- » Security Patrol Periodically on Site

*CAM Fee of \$0.22 Per Sq. Ft.

MIKE VERNICK, CCIM, SIOR

Senior Vice President 714.935.2354 Lic. #01420885 mvernick@voitco.com

TOM TERRY

Vice President 714.935.2313 Lic. #02069424 terry@voitco.com

Voit
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as a Real Estate Broker and Salesperson by the DRE.
©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785

9905 PAINTER AVENUE | UNIT H



Note: Floor Plan is approximate.

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9905 Painter Ave., Ste. H Whittier, CA	±2,252 SF	±248 SF	\$1.32 PSF	\$2,973.00	Open office area, restroom, and warehouse with ground level loading door.

UNIT FEATURES:

- » ±2,252 Total Square Feet
- » ±16' Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » One Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±248 SF of Office Space
- » Central Air Conditioning and Heating in Office Area
- » Security Patrol Periodically on Site

*CAM Fee of \$0.22 Per Sq. Ft.


±2,252 SF


±248 SF


±16'
CLEAR HEIGHT


200 AMPS (VERIFY)


1 GL

MIKE VERNICK, CCIM, SIOR

Senior Vice President 714.935.2354 Lic. #01420885 mvernick@voitco.com

TOM TERRY

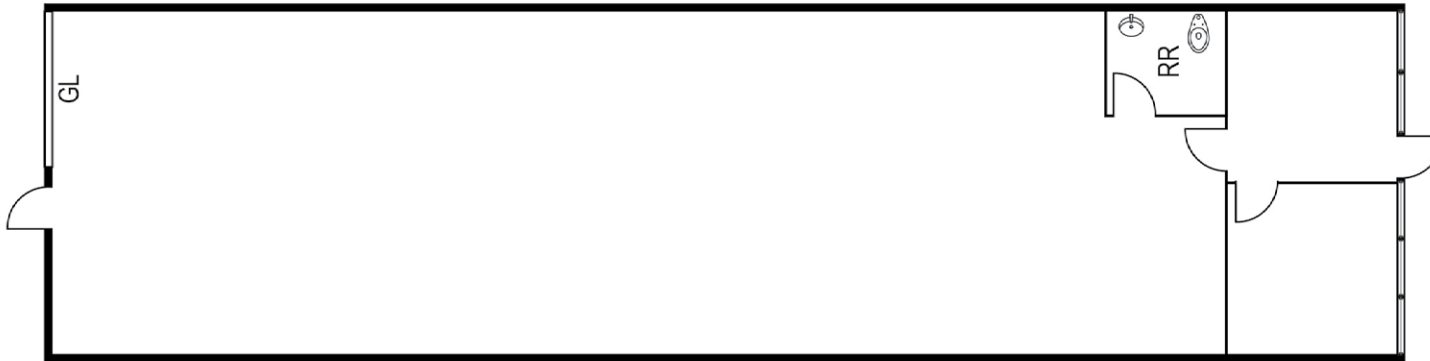
Vice President 714.935.2313 Lic. #02069424 terry@voitco.com

Voit
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as a Real Estate Broker and Salesperson by the DRE.
©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785

9925 PAINTER AVENUE | UNIT J



Note: Floor Plan is approximate.

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9925 Painter Ave., Ste. J Whittier, CA	±2,344 SF	±268 SF	\$1.32 PSF	\$3,094.00 Plus CAM*	Reception, private office, restroom and warehouse with ground level loading door.

UNIT FEATURES:

- » ±2,344 Total Square Feet
- » ±16' Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » One Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±268 SF of Office Space
- » Central Air Conditioning and Heating in Office Area
- » Security Patrol Periodically on Site

*CAM Fee of \$0.22 Per Sq. Ft.


±2,344 SF


±268 SF


±16'
CLEAR HEIGHT


100 AMPS (VERIFY)


1 GL

MIKE VERNICK, CCIM, SIOR

Senior Vice President 714.935.2354 Lic. #01420885 mvernick@voitco.com

TOM TERRY

Vice President 714.935.2313 Lic. #02069424 terry@voitco.com

Voit
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as a Real Estate Broker and Salesperson by the DRE.
©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785

9925 PAINTER AVENUE | UNIT P



Note: Floor Plan is approximate.


±2,636 SF


±266 SF


±16'
CLEAR HEIGHT


100 AMPS (VERIFY)


1 GL

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9925 Painter Ave., Ste. P Whittier, CA	±2,636 SF	±266 SF	\$1.32 PSF	\$3,480.00 Plus CAM*	Reception/open office, restroom and warehouse with ground level loading door.

UNIT FEATURES:

- » ±2,636 Total Square Feet
- » ±16' Clear Height
- » 100 Amps, 120/208 Volts, 3 Phase Power (verify)
- » One Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±266 SF Improved Office Space
- » One Private Office
- » Restroom
- » Central Air Conditioning and Heating in Office Area

*CAM Fee of \$0.22 Per Sq. Ft.

MIKE VERNICK, CCIM, SIOR

Senior Vice President 714.935.2354 Lic. #01420885 mvernick@voitco.com

TOM TERRY

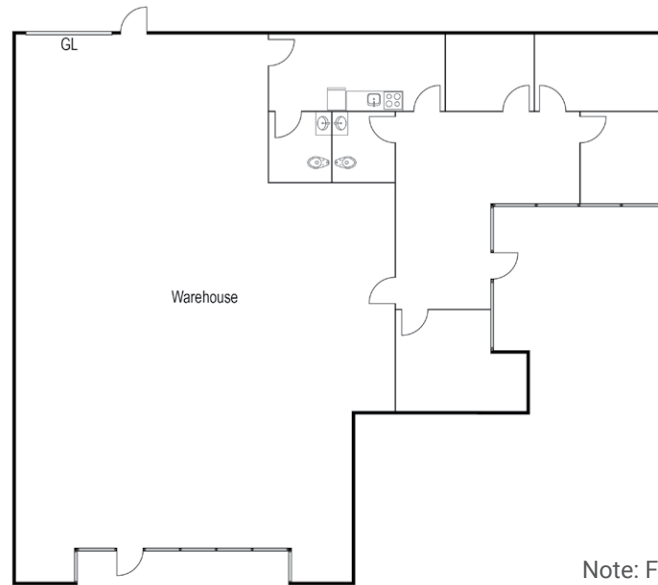
Vice President 714.935.2313 Lic. #02069424 terry@voitco.com

Voit
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as a Real Estate Broker and Salesperson by the DRE.
©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785

9845 PAINTER AVENUE | UNIT A/B



Note: Floor Plan is approximate.


±3,920 SF


±810 SF


±16'
CLEAR HEIGHT


200 AMPS (VERIFY)


1 GL

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9845 Painter Ave., Ste. A/B Whittier	±3,920 SF	±810 SF	\$1.27 PSF	\$4,978.00 Plus CAM*	Reception, 4 private offices, break room, 2 restrooms and warehouse with ground level loading door.

UNIT FEATURES:

- » ±3,920 Total Square Feet
- » ±16' Clear Height
- » 200 Amps, 120/208 Volts, 3 Phase Power (verify)
- » One Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±810 SF Improved Office Space
- » Two Private Offices
- » Restroom
- » Central Air Conditioning and Heating in Office Area

*CAM Fee of \$0.22 Per Sq. Ft.

MIKE VERNICK, CCIM, SIOR

Senior Vice President 714.935.2354 Lic. #01420885 mvernick@voitco.com

TOM TERRY

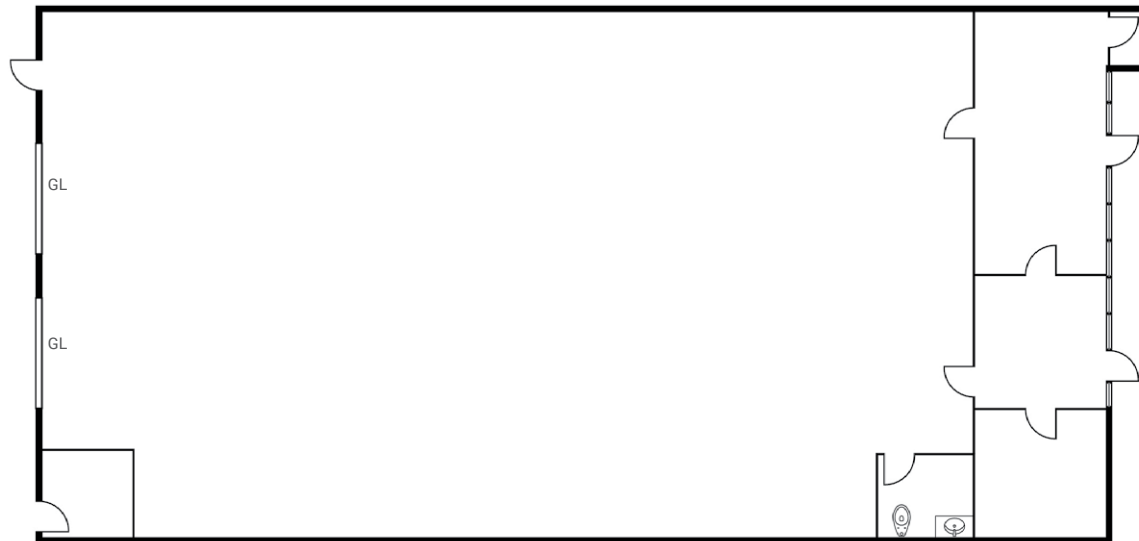
Vice President 714.935.2313 Lic. #02069424 terry@voitco.com

Voit
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as a Real Estate Broker and Salesperson by the DRE.
©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785

9925 PAINTER AVENUE | UNIT L/M



Note: Floor Plan is approximate.

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9925 Painter Ave., Ste. L/M Whittier	±4,610 SF	±566 SF	\$1.27 PSF	\$5,855.00 Plus CAM*	Reception area, 2 private offices, restroom, and warehouse with 2 ground level loading doors.

UNIT FEATURES:

- » ±4,610 Total Square Feet
- » ±16" Clear Height
- » 100 Amps, 120/208 Volts, 3 Phase Power (verify)
- » Two Ground Level 10' x 10' Loading Door
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±566 SF of Improved Office Space
- » Central Air Conditioning and Heating in Office Area

*CAM Fee of \$0.22 Per Sq. Ft.

±4,610 SF

±566 SF

±16"
CLEAR HEIGHT

100 AMPS (VERIFY)

2 GL

MIKE VERNICK, CCIM, SIOR

Senior Vice President 714.935.2354 Lic. #01420885 mvernick@voitco.com

TOM TERRY

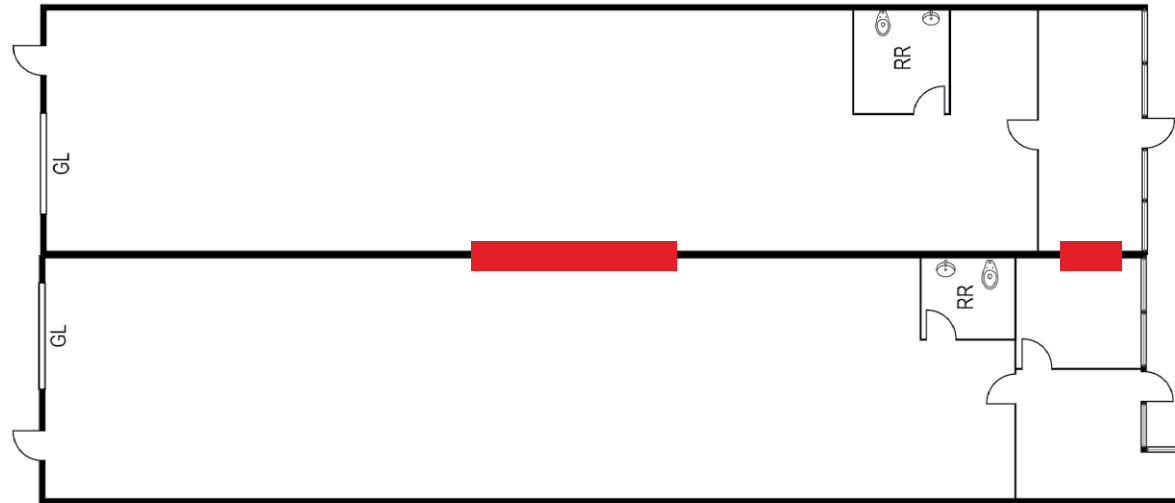
Vice President 714.935.2313 Lic. #02069424 terry@voitco.com

Voit
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as a Real Estate Broker and Salesperson by the DRE.
©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785

9905 PAINTER AVENUE | UNIT P/Q



Note: Floor Plan is approximate. ■ Can be removed to provide unit-to-unit access


±5,272 SF


±523 SF


±16'
CLEAR HEIGHT


100 AMPS (VERIFY)


2 GL

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9905 Painter Ave., Ste. P/Q Whittier, CA	±5,272 SF	±523 SF	\$1.27 PSF	\$6,695.00 Plus CAM*	Reception, private offices, restroom and warehouse with ground level loading doors. Can be leased individually.

UNIT FEATURES:

- » ±5,272 Total Square Feet
- » ±16' Clear Height
- » 100 Amps, 120/208 Volts, 3 Phase Power (verify)
- » Two Ground Level 10' x 10' Loading Doors
- » Freeway Accessible with Easy Access to Interstates 5 and 605
- » ±523 SF Improved Office Space
- » Two Private Offices
- » Restroom
- » Central Air Conditioning and Heating in Office Area

*CAM Fee of \$0.22 Per Sq. Ft.

MIKE VERNICK, CCIM, SIOR

Senior Vice President 714.935.2354 Lic. #01420885 mvernick@voitco.com

TOM TERRY

Vice President 714.935.2313 Lic. #02069424 terry@voitco.com



2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as a Real Estate Broker and Salesperson by the DRE.
©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785

AERIAL



MIKE VERNICK, CCIM, SIOR

Senior Vice President 714.935.2354 Lic. #01420885 mvernick@voitco.com

TOM TERRY

Vice President 714.935.2313 Lic. #02069424 terry@voitco.com

Voit
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as a Real Estate Broker and Salesperson by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785