



SUBLEASE OR LONG-TERM LEASE

Building Available | ±167,996 SF

13012 Midway Place, Cerritos, CA 90701

FEATURES

- Free-standing Building
- Two-story Office ±15,980 SF
- Secure Fenced Side Yard
- 16 Dock Doors (expandable to 26)
- 1 Ramp to Dock-high Door
- 25-27' Clear Height
- Sprinkler System: .80 GPM/2,000 SF
- 3,000 AMPS, 277/480V 3-Phase (verify)
- Parking: ±72 Car Stalls

AVAILABILITY

- Available 60 Days from Lease Execution
- Sublease Term to 02-28-27 -OR-
- Longer-term Lease Available Direct with Landlord

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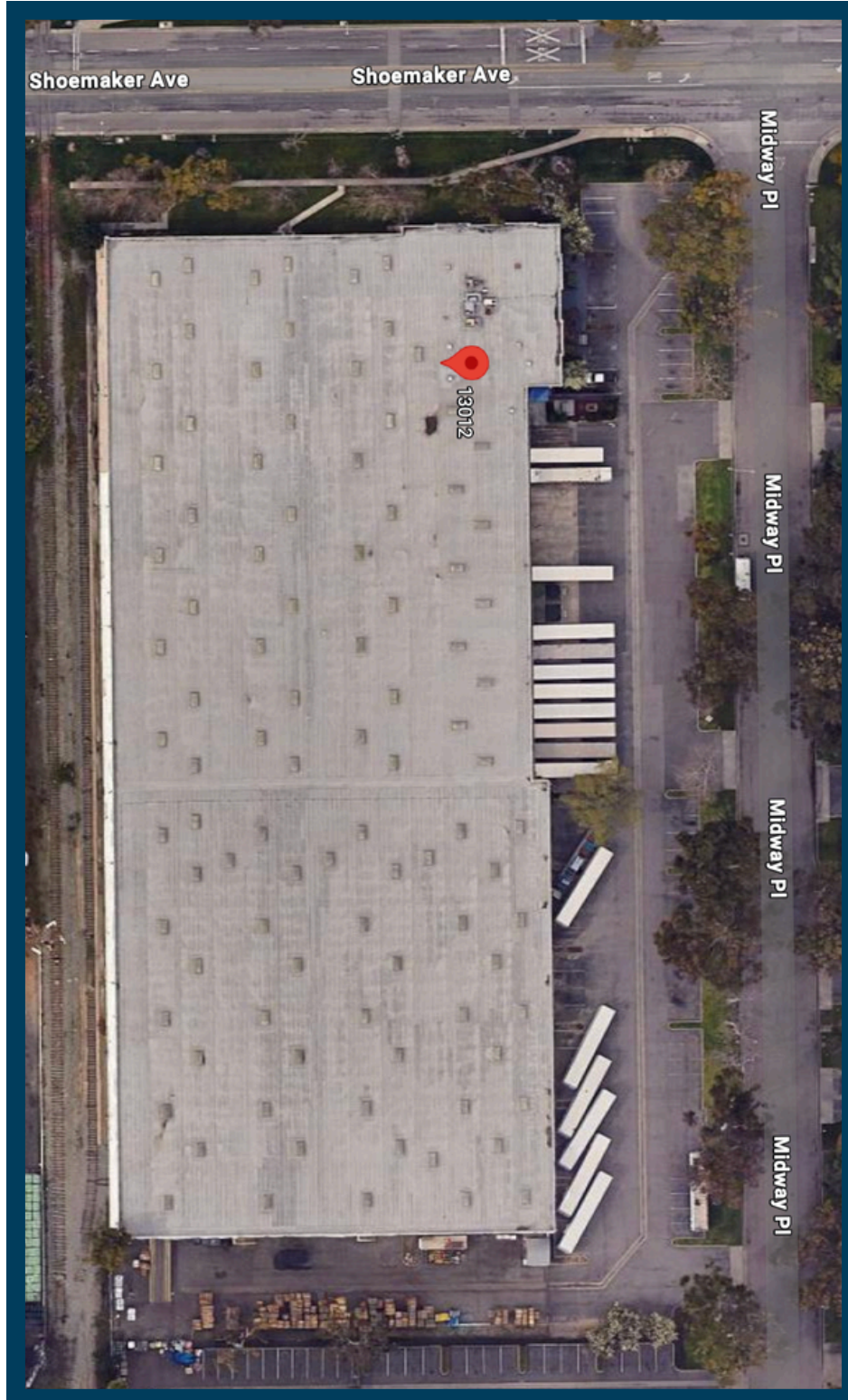


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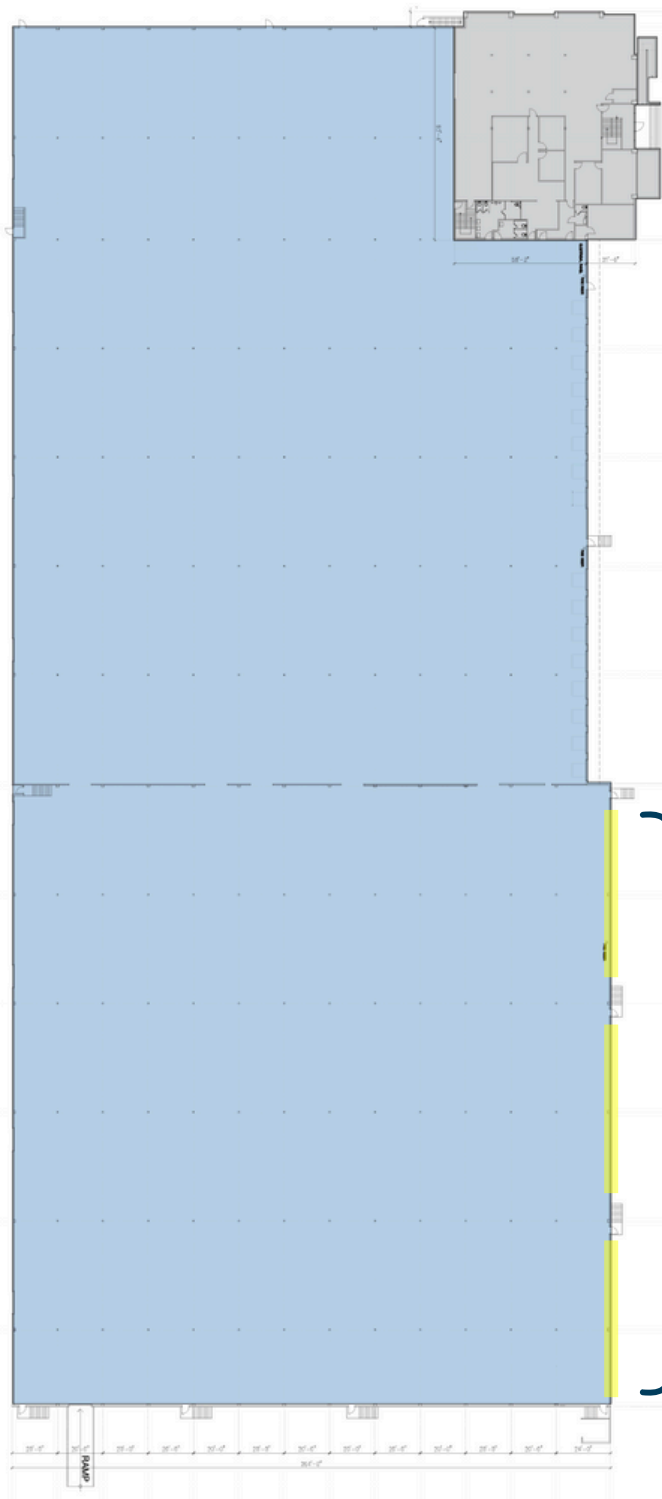


SITE AERIAL

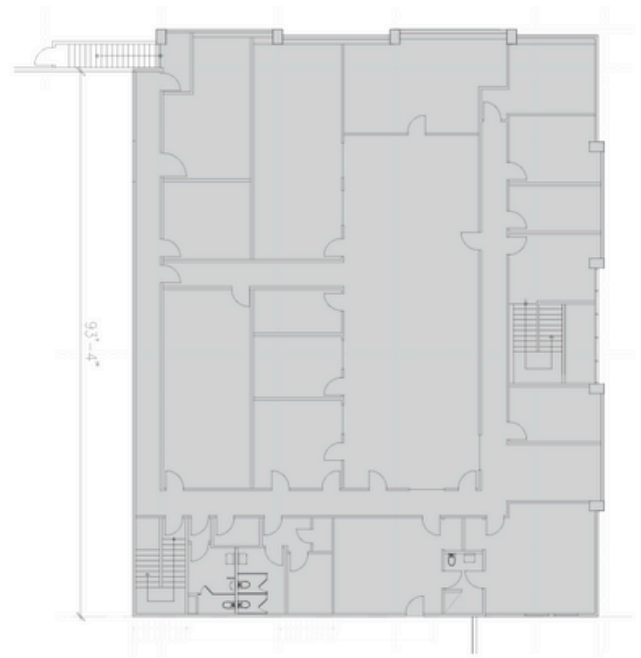


FLOOR PLANS

FIRST FLOOR WAREHOUSE & OFFICE (±7,990 SF)



SECOND FLOOR OFFICE (±7,990 SF)



 Dock-high doors expandable by 10 (26 total)

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PHOTOS

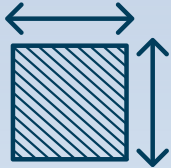


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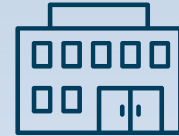
BUILDING FEATURES



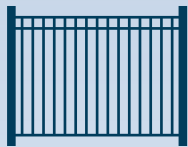
Total Square Feet
±167,996 SF



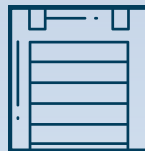
Two-story Office
15,980 SF



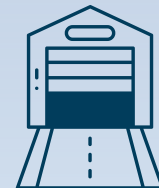
Free-standing
Building



Secure Fenced
Side Yard



16 Dock Doors
(expandable to 26)



1 Ramp to
Dock-high Door



Clear Height
25-27'



Sprinklers
80/2000



3,000 Amps
277/480V 3-Phase
(VERIFY)



Parking
± 72 Stalls



Available 60 days from
lease execution



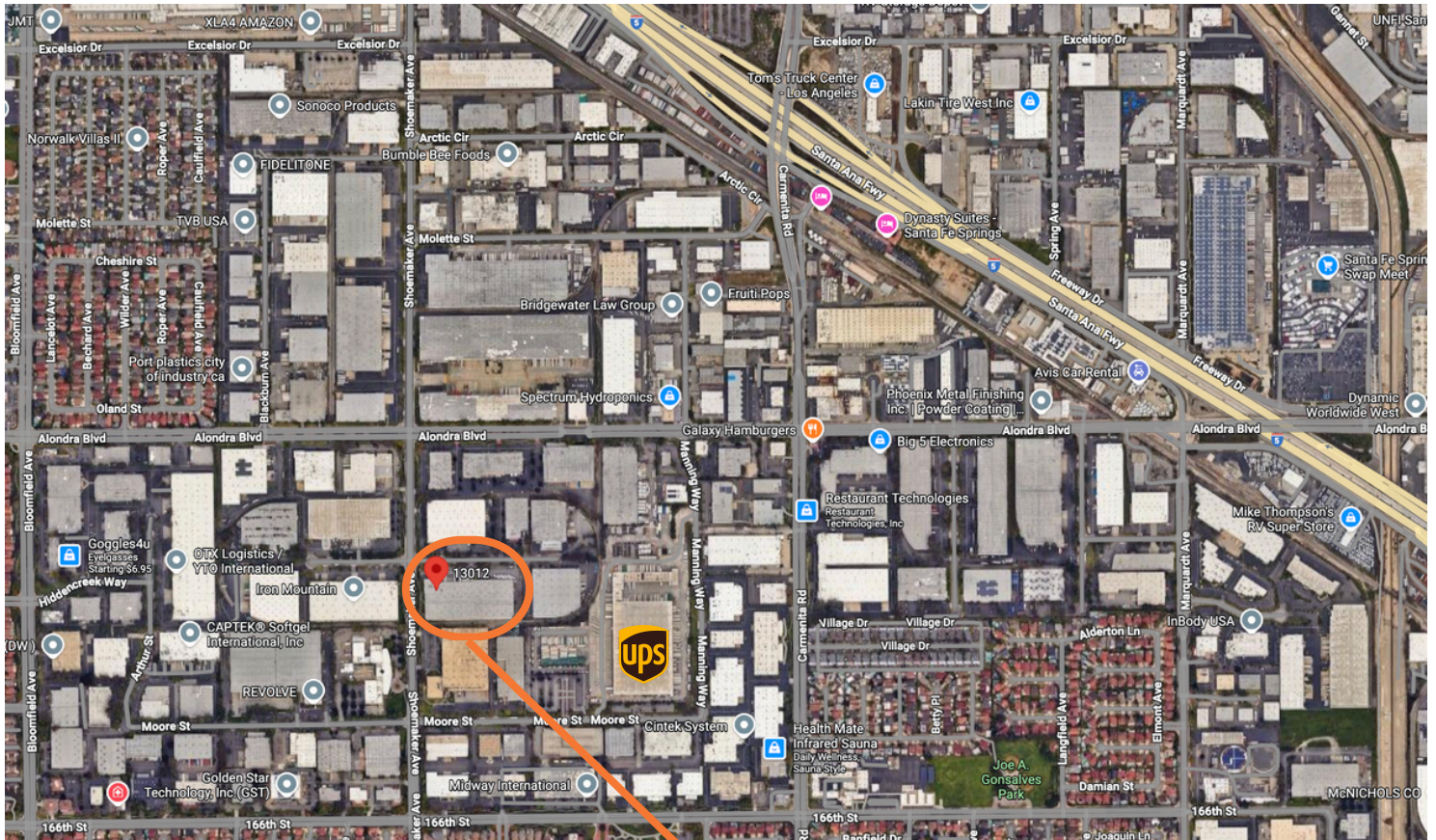
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(longer term available
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PROPERTY MAP



Available Property

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