



# 17300 MARQUARDT AVE

CERRITOS, CALIFORNIA 90703

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available Square Feet:	35,520 SF
Lot Size:	POL/3.4 Acres

### Property Highlights

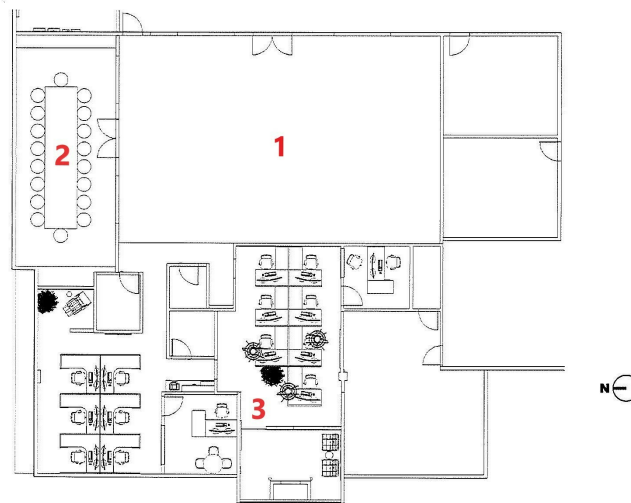
- Frontage on Marquardt Ave
- +/-4,940 SF of office with showroom/tech/assembly room
- Excellent manufacturing & distribution facility
- Dock high and 14x14 ground level door
- Power 400 - 500a/120 - 208v 3p 4w
- Easy access to 5, 91 & 605 freeways
- 2 months of half rent

### Steve Freshour

Senior Vice President  
909.243.7664

sfreshour@naicapital.com  
CA DRE #01271192

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### Office Pictures



1. Showroom/Lab Area



2. Conference Room



3. Cubicle Area

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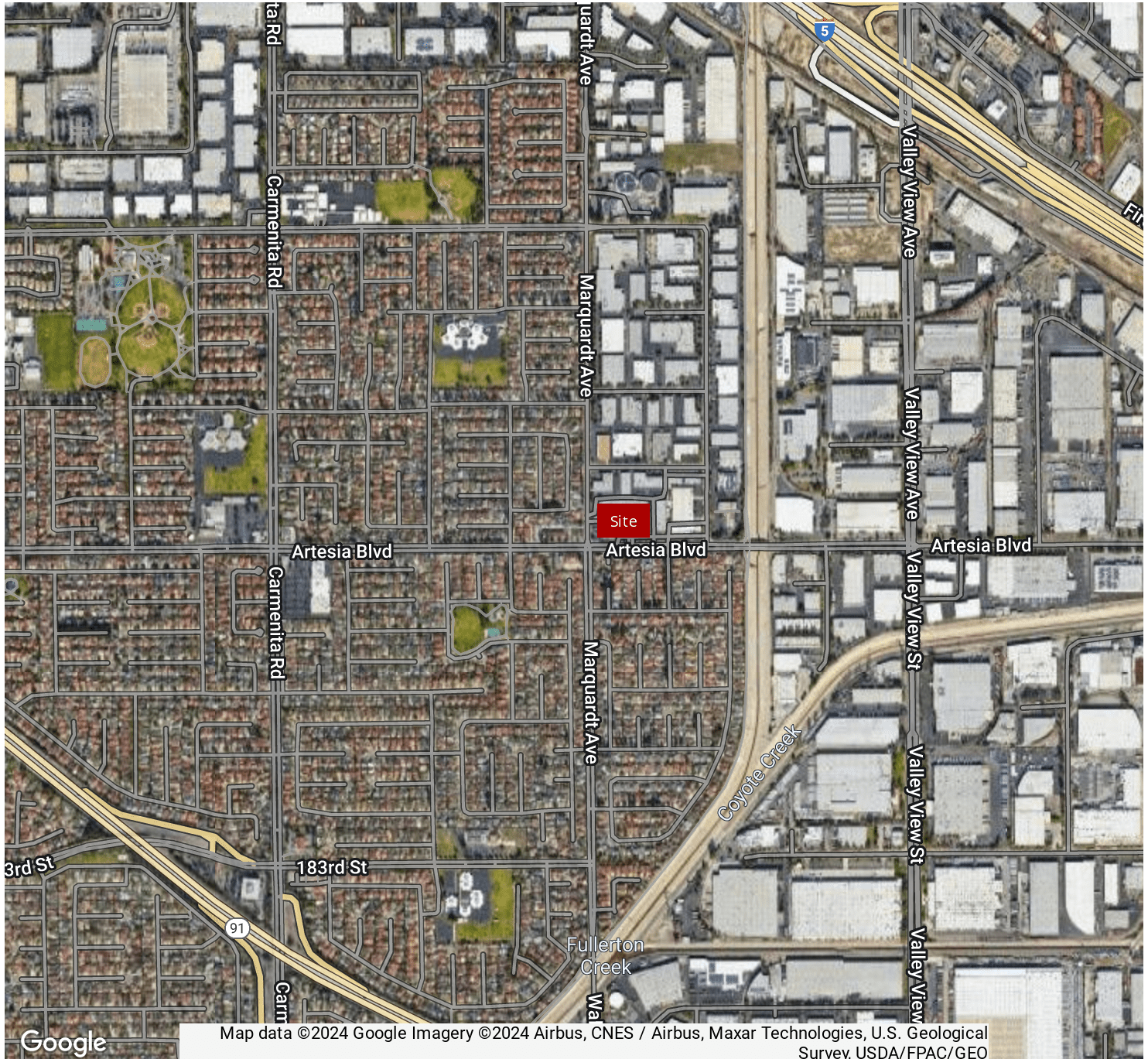
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