

108,253 SF

16220 Carmenita Road

AVAILABLE FOR LEASE

CERRITOS, CA 90703



HIGH IMAGE INDUSTRIAL FACILITY

PROPERTY HIGHLIGHTS



±108,253 SF Building Area



6,030 Square Feet of Office Space



12 Dock High + Ground Level Loading



Fenced Truck Court



24' - 26' Clear Height



Sprinkler System: .45 GPM/3,000 SF



Full Refurbishment Complete



Power: 600 Amp, 277/480 Volt Panel



Immediate Proximity to the 5, 91 & 605 Freeways

JOHN MCMILLAN, SIOR

Vice Chairman

P: (310) 491-2048

john.mcmillan@nrmk.com

CalDre #: 01103292

CONNOR REEVES, SIOR

Senior Managing Director

P: (310) 491-2088

connor.reeves@nrmk.com

CalDre #: 01983477

NEWMARK

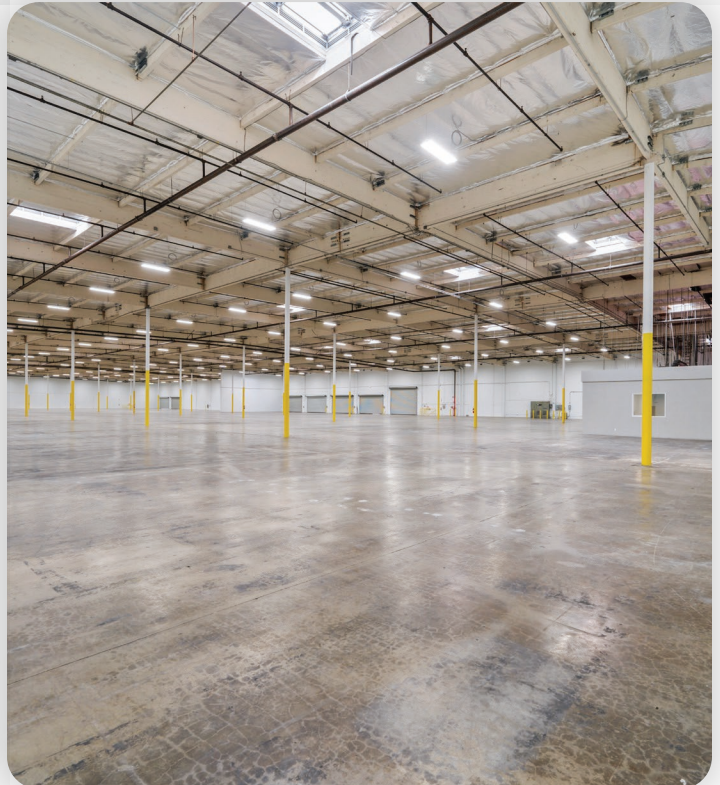
PROPERTY FEATURES



Availability



PROPERTY IMAGES



PROPERTY IMAGES



DEMOGRAPHICS



TO THE PORTS OF LONG BEACH

20.0
MILES



TO LONG BEACH AIRPORT (LGB)

15.4
MILES



TO LOS ANGELES INT. AIRPORT (LAX)

25.3
MILES



TO ONTARIO INT. AIRPORT (ONT)

41.1
MILES

	2 Mile Radius	5 Mile Radius	10 Mile Radius
2025 Total Population	63,362	602,282	2,253,543
2025 Households	18,059	180,940	684,724
2025 Owner Occupied Homes	12,681	106,147	367,083
2025 Median Household Income	\$120,025	\$102,638	\$92,686
2025 Average Household Income	\$144,007	\$125,300	\$117,936
2025 Median Home Value	\$794,777	\$772,991	\$765,189
2025 Median Age	41.8	40.0	39.2
2025 Education Attainment (BA)	11,625	90,243	293,868
2025 Marital Status (Married)	10,809	97,561	340,063
2025 Employment (Civilian Employed)	31,181	302,749	1,119,583

LOCATION HIGHLIGHTS



JOHN MCMILLAN, SIOR

Vice Chairman

P: (310) 491-2048

john.mcmillan@nmrk.com

CalDre #: 01103292

CONNOR REEVES, SIOR

Senior Managing Director

P: (310) 491-2088

connor.reeves@nmrk.com

CalDre #: 01983477

NEWMARK

Corporate License #01355491

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

ABOUT THE OWNER

40 YEARS OF EXPERIENCE INVESTING ACROSS THE WEST COAST

Staley Point Capital is a Los Angeles-based real estate investment firm with 29 industrial and self storage assets diversified across Southern California, Seattle and the San Francisco Bay Area. The firm's principals have been investing and developing across the West Coast since 1984.



JOHN MCMILLAN, SIOR

Vice Chairman

P: (310) 491-2048

john.mcmillan@nrmk.com

CalDre #: 01103292

CONNOR REEVES, SIOR

Senior Managing Director

P: (310) 491-2088

connor.reeves@nrmk.com

CalDre #: 01983477

NEWMARK

Corporate License #01355491

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.