

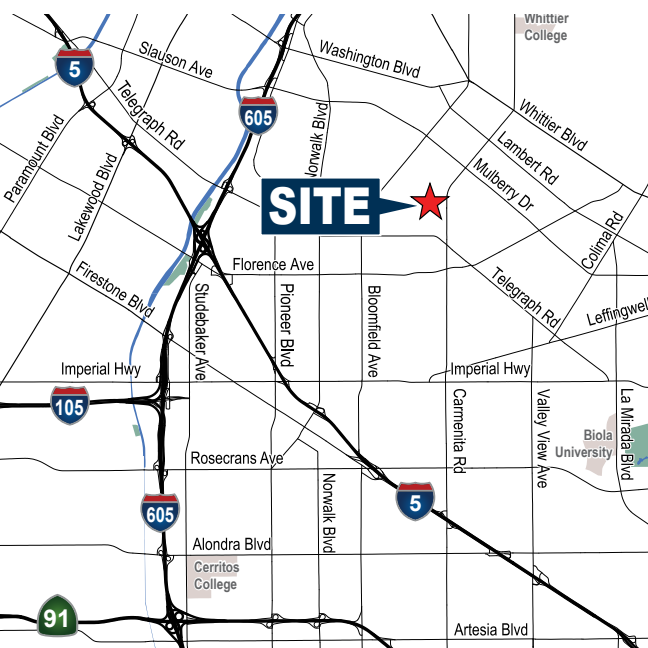
Painter Business Park

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
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TOM TERRY
Vice President
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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	\$1.29 PSF	\$2,601.00 Plus CAM*	Reception, 1 private office, 1 restroom, and warehouse with ground level loading door.
9925 Painter Ave., Ste. P Whittier, CA	±2,636 SF	±266 SF	\$1.29 PSF	\$3,400.00 Plus CAM*	Reception/private office, 1 restroom, and warehouse with ground level loading door.
9925 Painter Ave., Ste. Q Whittier, CA	±2,636 SF	±371 SF	\$1.29 PSF	\$3,400.00 Plus CAM*	Reception, 1 private office, 1 restroom, and warehouse with ground level loading door.
9905 Painter Ave., Ste. A/B Whittier, CA	±2,928 SF	±1,279 SF	\$1.24 PSF	\$3,631.00 Plus CAM*	Reception, 2 private offices, 2 restrooms, and warehouse with ground level loading door.
13115 Barton Rd., Ste. B/C Whittier, CA	±3,548 SF	±1,000 SF	\$1.24 PSF	\$4,400.00 Plus CAM*	Reception, 3 private offices, large open office area, 2 restrooms and warehouse with 2 ground level loading doors.
9925 Painter Ave., Ste. P/Q Whittier, CA	±5,272 SF	±865	\$1.24 PSF	\$6,537.00 Plus CAM*	Reception, 3 private offices, 2 restrooms, and warehouse with 2 ground level loading doors.

* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately \$0.15 PSF, subject to change.

** Security Patrol Periodically On Site.



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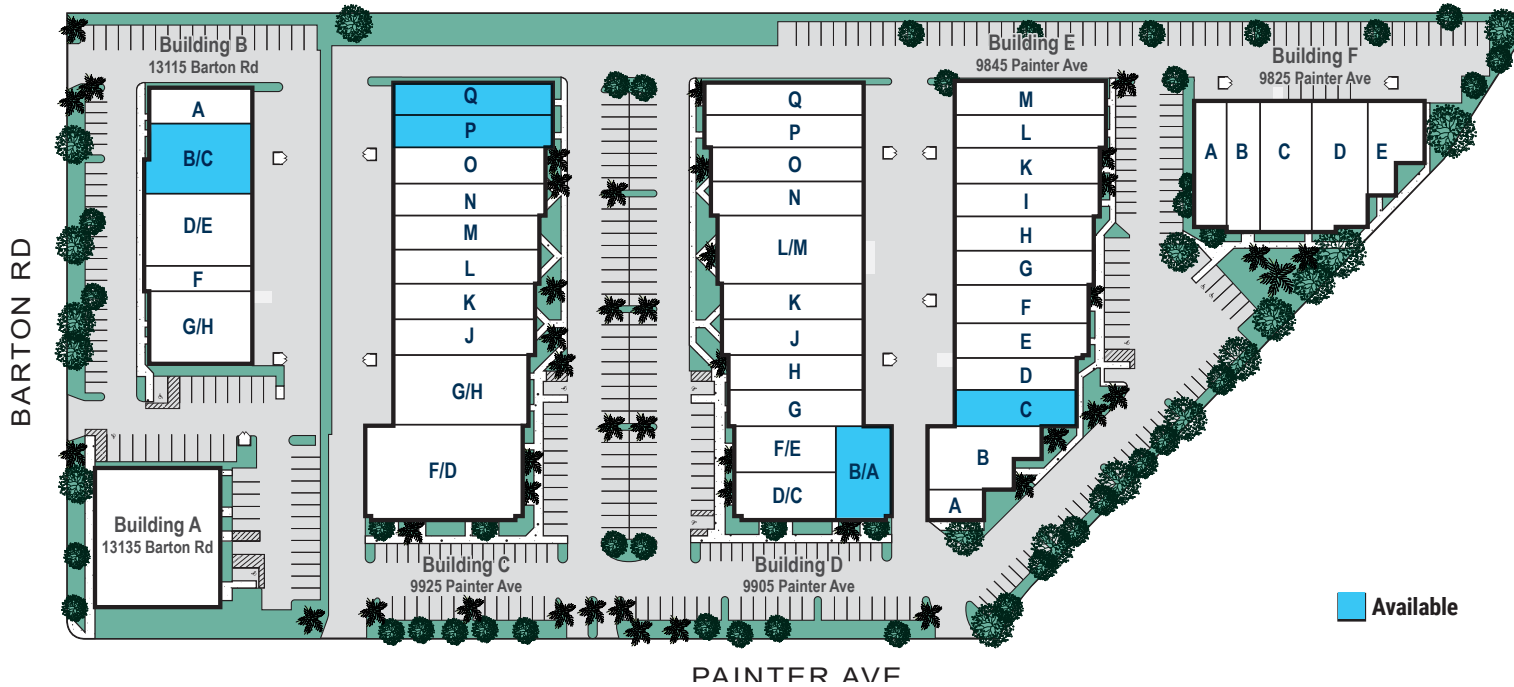
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SITEPLAN



 Available



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

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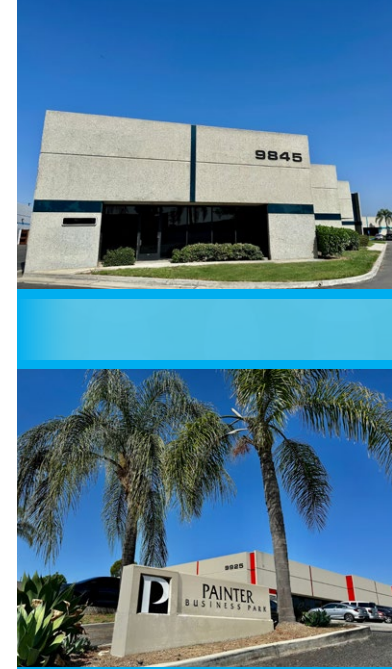


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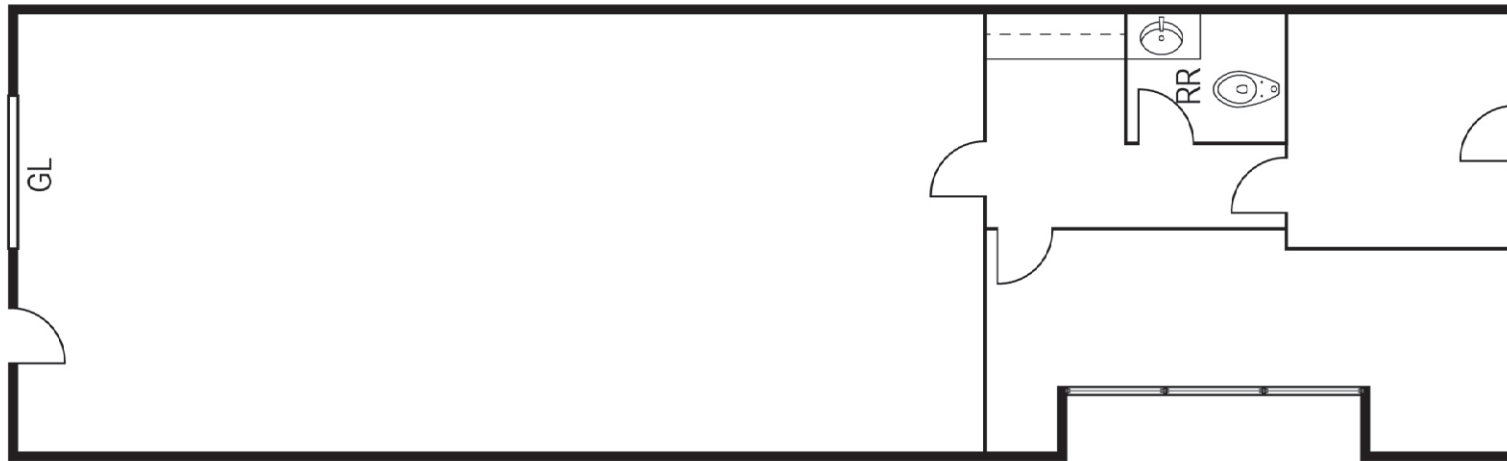
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9845 PAINTER AVENUE | UNIT C



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	\$1.29 PSF	\$2,601.00 Plus CAM*	Reception, 1 private office, 1 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 \$0.15 Per Sq. Ft.

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9925 PAINTER AVENUE | UNIT P



Note: Floor Plan is approximate.

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9925 Painter Ave., Ste. P Whittier, CA	±2,636 SF	±266 SF	\$1.29 PSF	\$3,400.00 Plus CAM*	Reception/private office, 1 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 \$0.15 Per Sq. Ft.


±2,636 SF


±266 SF


±16'
CLEAR HEIGHT


100 AMPS (VERIFY)


1 GL

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9925 PAINTER AVENUE | UNIT Q



±2,636 SF



±371 SF



±16'
CLEAR HEIGHT



100 AMPS (VERIFY)



1 GL



Note: Floor Plan is approximate.

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9925 Painter Ave., Ste. P Whittier, CA	±2,636 SF	±371 SF	\$1.29 PSF	\$3,400.00 Plus CAM*	Reception, 1 private office, 1 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
- » ±599 SF Improved Office Space
- » One Private Office
- » Restroom
- » Central Air Conditioning and Heating in Office Area

*CAM Fee of \$0.15 Per Sq. Ft.

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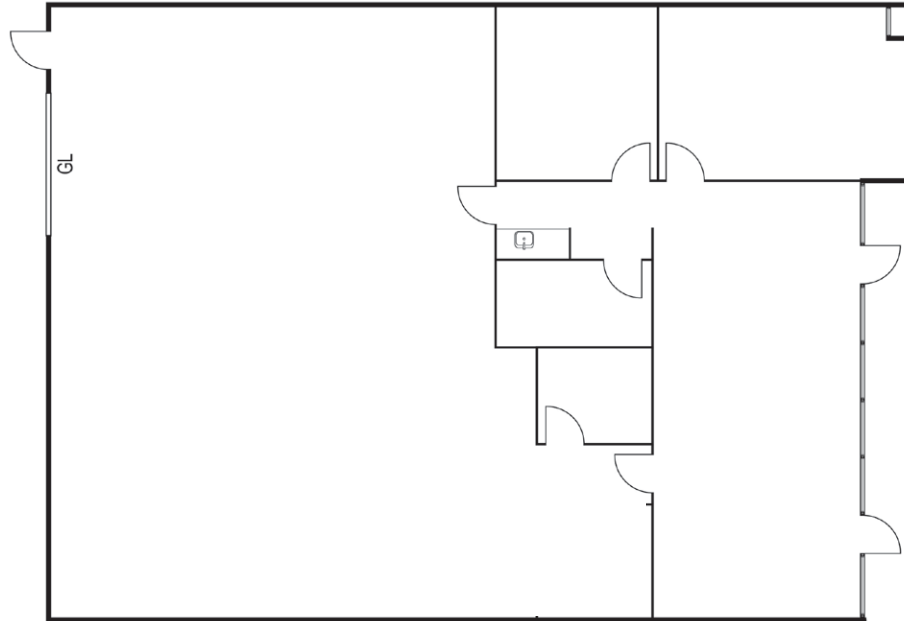
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9905 PAINTER AVENUE | UNIT A/B



Note: Floor Plan is approximate.


±2,928 SF


±1,279 SF


±16'
CLEAR HEIGHT


200 AMPS (VERIFY)


1 GL

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9905 Painter Ave., Ste. A/B Whittier, CA	±2,928 SF	±1,279 SF	\$1.24 PSF	\$3,631.00 Plus CAM*	Reception, 2 private offices, 2 restrooms, and warehouse with ground level loading door.

UNIT FEATURES:

- » ±2,928 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
- » ±1,279 SF of Office Space
- » Central Air Conditioning and Heating in Office Area
- » Security Patrol Periodically on Site

*CAM Fee of \$0.15 Per Sq. Ft.

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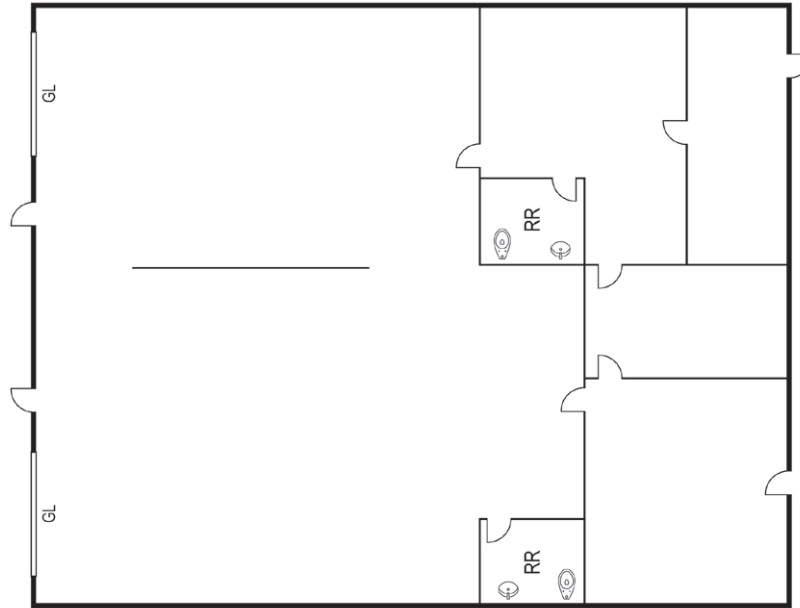
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13115 BARTON ROAD | UNIT B/C



Note: Floor Plan is approximate.


±3,548 SF


±1,000 SF


±16'
CLEAR HEIGHT


200 AMPS (VERIFY)


2 GL

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
13115 Barton Rd., Ste. B/C Whittier, CA	±3,548 SF	±1,000 SF	\$1.24 PSF	\$4,400.00 Plus CAM*	Reception, 3 private offices, large open office area, 2 restrooms and warehouse with 2 ground level loading doors.

UNIT FEATURES:

- » ±3,548 Total Square Feet
- » ±16' Clear Height
- » 200 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
- » ±1,000 SF Improved Office Space
- » Three Private Offices
- » Two Restrooms
- » Central Air Conditioning and Heating in Office Area
- » Security Patrol Periodically on Site

*CAM Fee of \$0.15 Per Sq. Ft.

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9925 PAINTER AVENUE | UNIT P/Q



Can be removed to provide unit to unit access

Note: Floor Plan is approximate.


±5,272


±865 SF


±16'
CLEAR HEIGHT


100 AMPS (VERIFY)


2 GL

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	MONTHLY BASE RENT	COMMENTS
9925 Painter Ave., Ste. P/Q Whittier, CA	±5,272 SF	±865	\$1.24 PSF	\$6,537.00 Plus CAM*	Reception, 3 private offices, 2 restrooms, and warehouse with 2 ground level loading doors.

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
- » ±865 SF Improved Office Space
- » Three Private Offices
- » Two Restrooms
- » Central Air Conditioning and Heating in Office Area

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AERIAL



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