LINK

DEVELOPMENT

JADE BUSINESS CENTER

FOR SALE OR LEASE

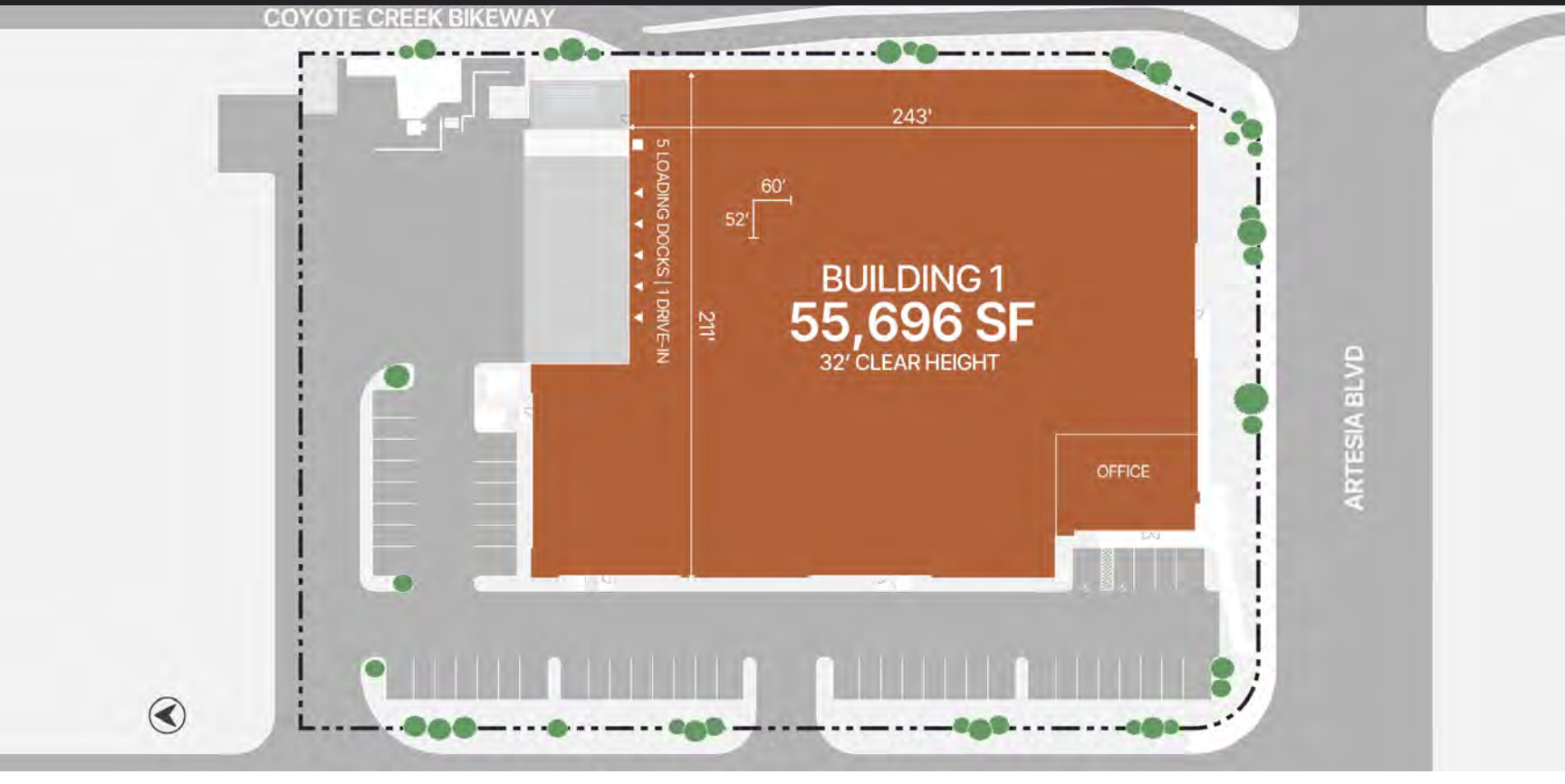
±55,696 SF on ±2.6 AC

Delivering Q2 2027

Rare Mid-Counties Infill Location



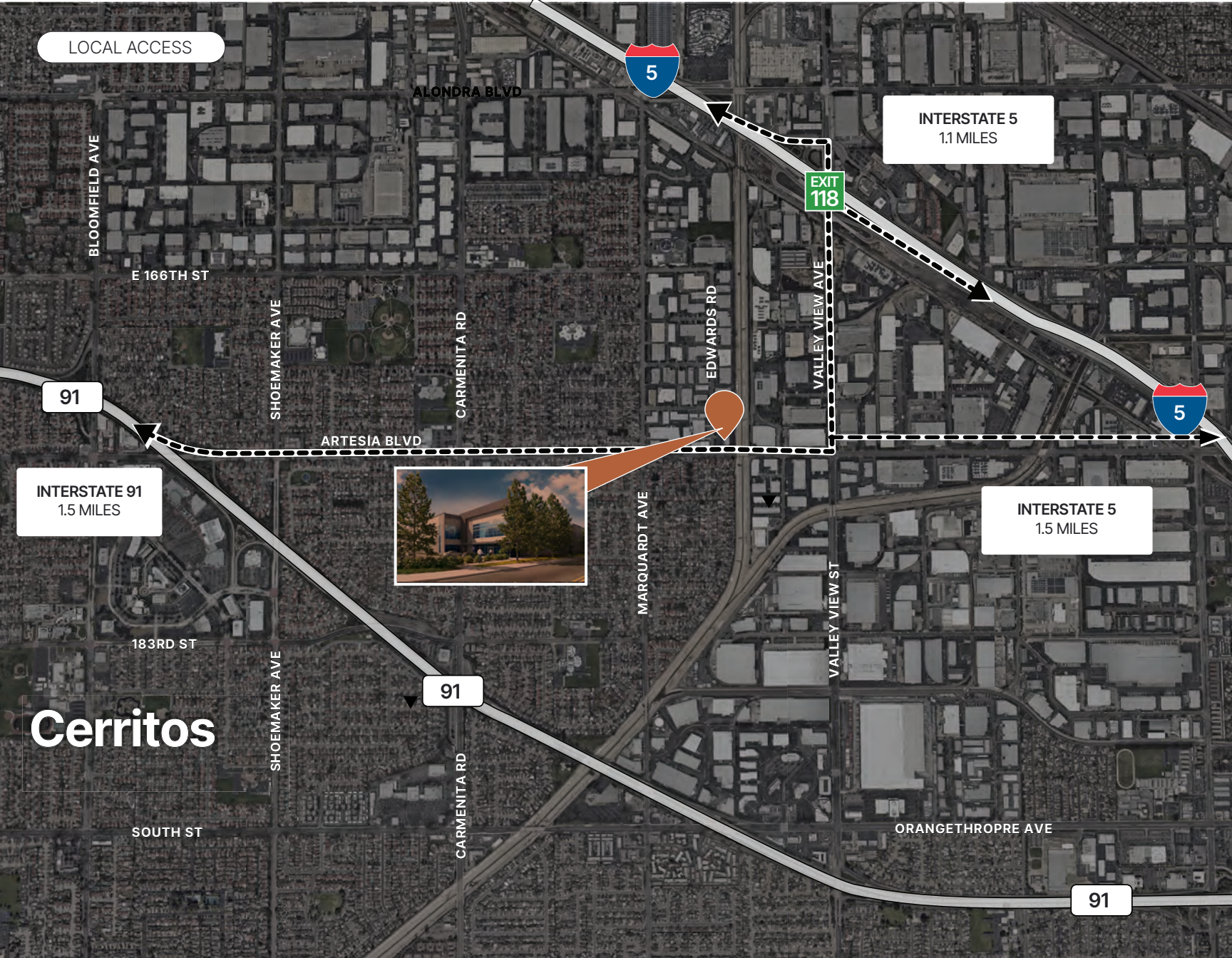
17316 Edwards Rd, Cerritos, CA



SPECIFICATIONS

Jade Business Center - 17316 Edwards Rd, Cerritos, CA 90703

Available SF	±55,696 SF	**Dock Doors**	Five (5)	**Lighting**	LED Warehouse Lighting
Office SF	**1st Floor:** ±2,589 SF **Mezzanine:** ±1,485 SF **Total:** ±4,074 SF	**Drive-Ins**	One (1)	**Power**	1,600 Amps, UGPS 480/277 Volt, 3-Phase
		Fire Protection	ESFR Sprinkler System	**EV Charging**	6 EV Chargers 9 EV Ready Spaces
Column Spacing	60' x 52' (Typical)	**Truck Court Depth**	136.5'	**Solar Installed**	Yes
Clear Height	32'	**Car Spaces**	50	**Delivering**	Q2 2027


LOCAL ACCESS
ALONDRA BLVD
5
INTERSTATE 5
1.1 MILES
EXIT
118
BLOOMFIELD AVE
E 166TH ST
SHOEMAKER AVE
CARMENITA RD
EDWARDS RD
VALLEY VIEW AVE
91
ARTESIA BLVD
5
INTERSTATE 91
1.5 MILES
MARQUARDT AVE
INTERSTATE 5
1.5 MILES
183RD ST
VALLEY VIEW ST
91
Cerritos
SHOEMAKER AVE
CARMENITA RD
SOUTH ST
ORANGETHROPRE AVE
91









REGIONAL ACCESS

A Strategic Infill Location

Jade Business Center is located within Mid-Counties submarket of Greater Los Angeles, the epicenter of Southern California with 11.6 million people living within 30 miles and a strong residential / labor base with high income and excellent schools

I-5
1.1 mi

SR-91
1.5 mi

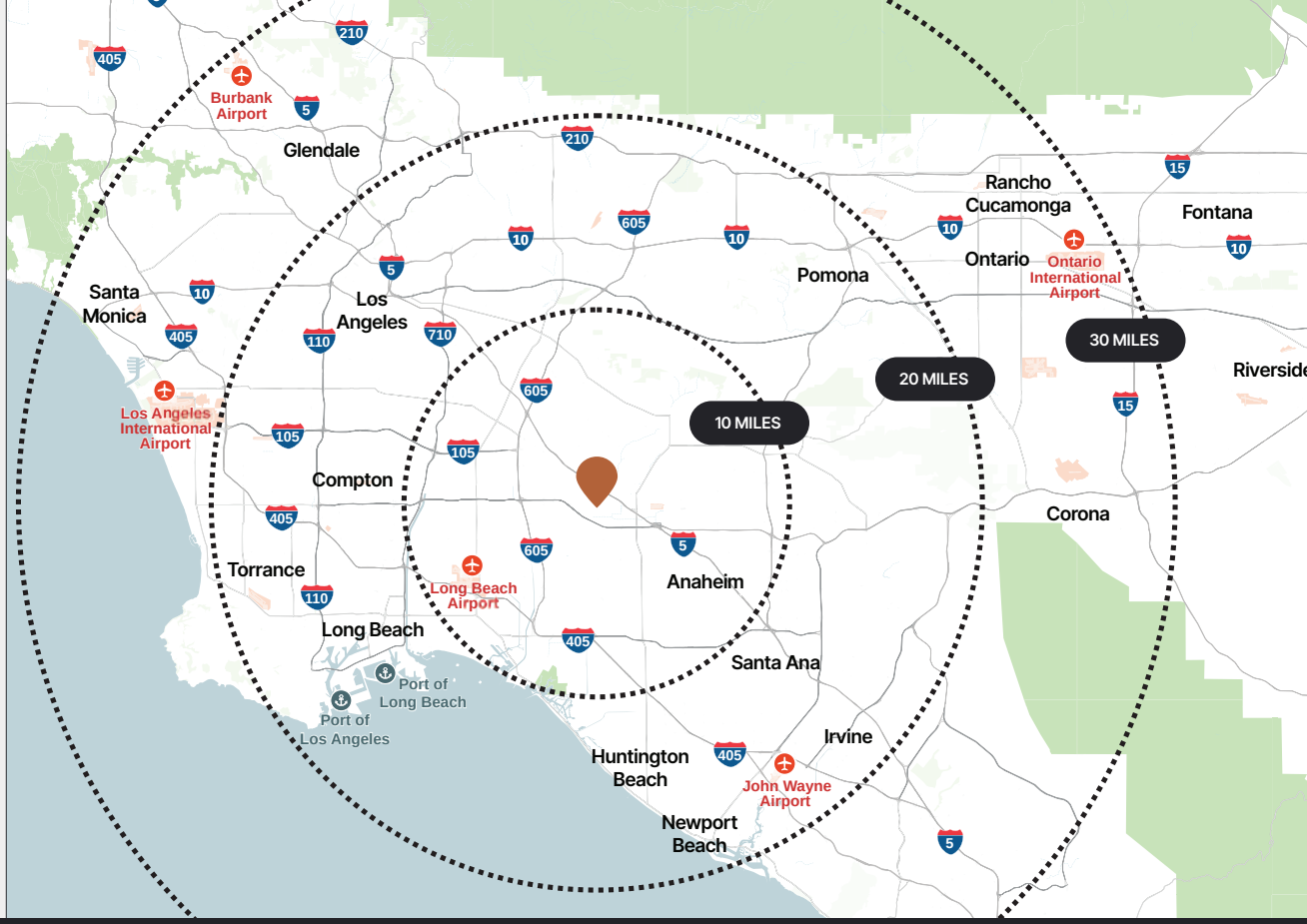
I-605
3.9 mi

Long Beach Airport
10.2 mi

Ports of Los Angeles & Long Beach
19.6 mi

John Wayne Airport
20.3 mi

LAX
24.5 mi



CONTACT INFORMATION

Ben Seybold
Ben.Seybold@cbre.com
(714) 371-9233
Lic. 01081310

Rick McGeagh
Rick.McGeagh@cbre.com
(310) 363-4878
Lic. 00912627

Keith Greer
Keith.Greer@cbre.com
(714) 371-9209
Lic. 01899022

Josh Bonwell
Josh.Bonwell@cbre.com
(714) 371-9207
Lic. 01324803

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