

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

COYOTE CREEK BIKEWAY



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
Column Spacing	60' x 52' (Typical)	Fire Protection	ESFR Sprinkler System	EV Charging	6 EV Chargers 9 EV Ready Spaces
Clear Height	32'	Truck Court Depth	136.5'	Solar Installed	Yes
		Car Spaces	50	Delivering	Q2 2027

LOCAL ACCESS

ALONDRA BLVD



INTERSTATE 5
1.1 MILES

EXIT
118

BLOOMFIELD AVE

E 166TH ST

SHOEMAKER AVE

CARMENITA RD

EDWARDS RD

VALLEY VIEW AVE



91

ARTESIA BLVD

INTERSTATE 91
1.5 MILES

INTERSTATE 5
1.5 MILES



MARQUARDT AVE

183RD ST

VALLEY VIEW ST

SHOEMAKER AVE

91

Cerritos

SOUTH ST

CARMENITA RD

ORANGETHROPRE AVE

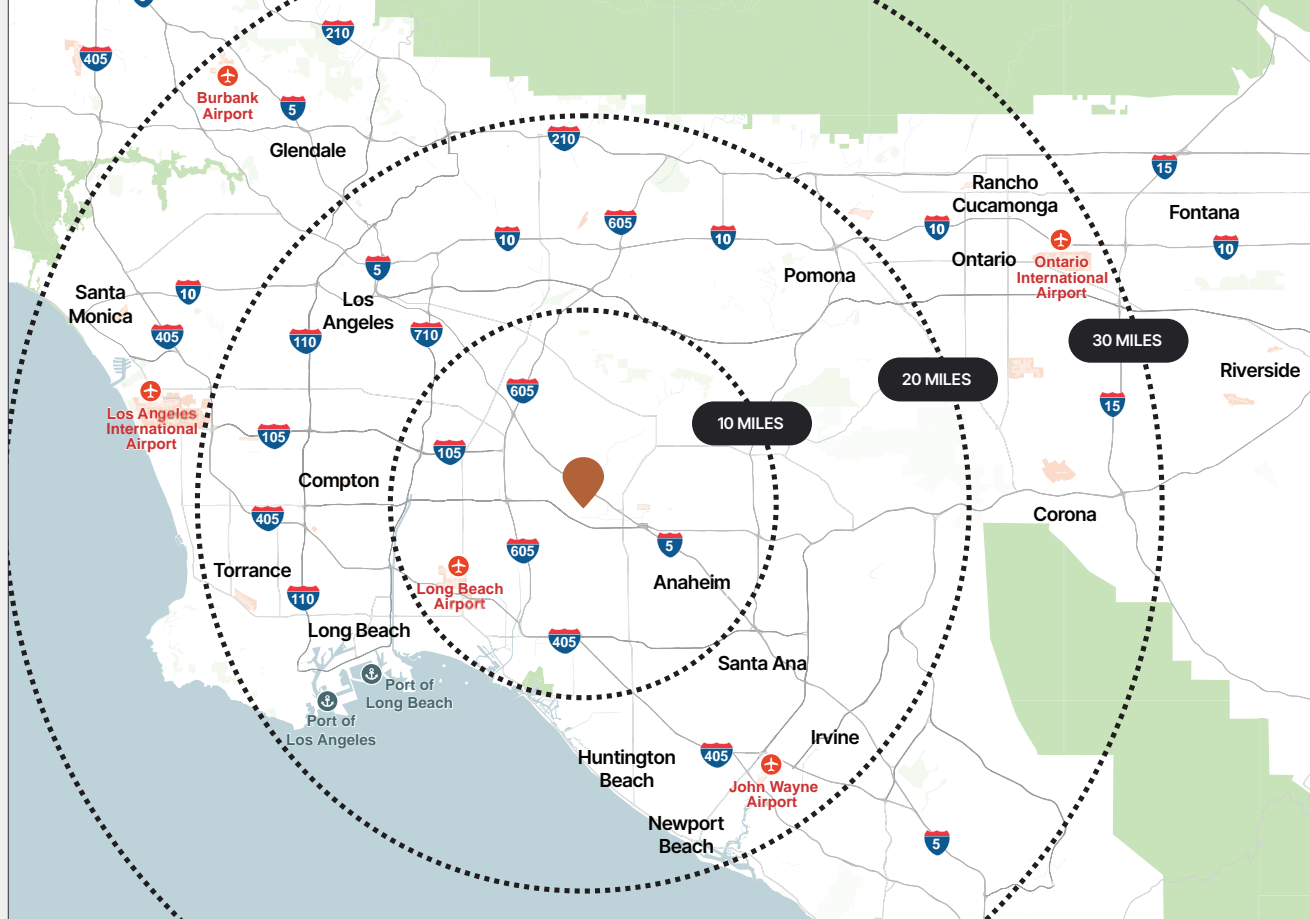
91

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	Ports of Los Angeles & Long Beach 19.6 mi
SR-91 1.5 mi	John Wayne Airport 20.3 mi
I-605 3.9 mi	LAX 24.5 mi
Long Beach Airport 10.2 mi	



CONTACT INFORMATION

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