

Available SF 39,384 SF

Industrial For Lease

Building Size 131,000 SF


Address: 9935 Beverly Blvd, Unit 1, Pico Rivera, CA 90660

Cross Streets: San Gabriel River Pkwy/Beverly Blvd

Large Yard For Trucks/Trailers, Truck Ramp
 4 Truck High Positions - Up to 200' Turning Radius
 Excellent Yard Area For Truck/Trailer Storage
 400 Amps, 277/480 Volts, 3-Phase Power
 New Roof and Skylights

Lease Rate/Mo: \$39,384
Lease Rate/SF: \$1.00
Lease Type: Gross
Available SF: 39,384 SF
Minimum SF: 39,384 SF
Prop Lot Size: POL
Term: 5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$17,869 / 2019
Yard: Fenced
Zoning: PRIG

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 1
DH Doors/Dim: 4
A: 400 V: 277/480 0: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1973

Whse HVAC:
Parking Spaces: 45 / **Ratio:** 1.1:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 1,582 SF / 6
Restrooms:
Office HVAC: Heat & AC
Finished Ofc Mezz: 1,262 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 04/01/2020
Vacant: No
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 8124-004-014

Listing Company: Lee & Associates

Agents: [Peter D Bacci 323-767-2022](mailto:pbacci@lee-associates.com)
Listing #: 23916293

Listing Date: 11/13/2019

FTCF: CB200N000S000/AOAA

Notes: Broker does not warrant the accuracy of the information provided. Lessee must verify all information herein.


Available SF 82,010 SF

Industrial For Lease

Building Size 131,000 SF


Address: 9935 Beverly Blvd, Unit 3, Pico Rivera, CA 90660

Cross Streets: San Gabriel River Pkwy/Beverly Blvd

Adjacent To 605 Freeway - Excellent Access & Visibility
 Large Fenced Yard For Trucks & Trailers
 9 Truck High Positions
 New APOC - Cool Roof System For Greater Worker Comfort
 24' - 26' Foot Clearance

Lease Rate/Mo:	\$64,788	Sprinklered:	Yes	Office SF / #:	4,000 SF / 6
Lease Rate/SF:	\$0.79	Clear Height:	24'-26'	Restrooms:	5
Lease Type:	Gross / Op. Ex: \$0.03	GL Doors/Dim:	1 / Via Ramp	Office HVAC:	Heat & AC
Available SF:	82,010 SF	DH Doors/Dim:	9	Finished Ofc Mezz:	2,100 SF
Minimum SF:	82,010 SF	A: 400 V: 240/240 0: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	3-5 Years	Const Status/Year Blt:	Existing / 1973	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 82	/ Ratio: 1.0:1	Vacant:	Yes
Taxes:	\$37,569 / 2016	Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Distribution	Market/Submarket:	Commerce/Vernon
Zoning:	PRIG			APN#:	8124-004-014

Listing Company: Lee & Associates

Agents: [Peter D Bacci 323-767-2022](mailto:pbacci@lee-associates.com)
Listing #: 23665017

Listing Date: 09/04/2019

FTCF: CB250N000S000/A0AA

Notes: Broker/Agent To Verify All Information Contained Herein. Taxes Are For Entire Building. .33/3,000 Sprinkler Capacity. CAM Fees: \$0.03 PSF.


Available SF 131,374 SF

Industrial For Lease

Building Size 211,957 SF



Address: 9935 Beverly Blvd, Units 1/2, Pico Rivera, CA 90660
San Gabriel River Pkwy / Beverly Blvd

Large Yard For Trucks/Trailers, Truck Ramp
18 Truck High Positions - Up To 200' Turning Radius
Excellent Yard Area For Truck/Trailer Storage
800 Amps, 277/480 Volts, 3-Phase Power
New Roof and Skylights

Lease Rate/Mo:	\$111,668	Sprinklered:	Yes	Office SF / #:	7,517 SF / 24
Lease Rate/SF:	\$0.85	Clear Height:	24' - 26'	Restrooms:	7
Lease Type:	Gross / Op. Ex.	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	131,374 SF	DH Doors/Dim:	18	Finished Ofc Mezz:	4,309 SF
Minimum SF:	131,374 SF	A: 800 V: 277/480 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	Tilt-wall	Unfinished Mezz:	0 SF
Term:	5 Years	Const Status/Year Blt:	Existing / 1973	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 136 / Ratio: 1.04:1,000		Vacant:	No
Taxes:	\$59,610 / 2019	Rail Service:	No	To Show:	Call Broker
Yard:	Fenced	Specific Use:	Warehouse/Distribution	Market/Submarket:	Commerce/Vernon
Zoning:	PRIG			APN#:	8124-004-014
Listing Company:	Lee & Associates - Commerce				
Agents:	Peter D. Bacci 323.767.2022				
Listing #:	AIR CRE Use Only	Listing Date:	AIR CRE Use Only	FTCF:	CB000N000S000
Notes:	Broker does not warrant the accuracy of the information provided. Lessee must verify all information herein. CAM fee's: \$0.03/PSF. Unit 1 has an additional 400 amps.				

Available SF 174,000 SF

Industrial For Lease

Building Size 131,000 SF


Address: 9935 Beverly Blvd, Unit 2/3, Pico Rivera, CA 90660

Cross Streets: San Gabriel River Pkwy/Beverly Blvd

23 Truck High Positions - Up To 200' Turning Radius
 New LED Lights Outside, 24 Hour Security Cameras, 14 DH Doors
 800 Amps, 277/480 Volts, 3-Phase Power
 Adjacent To 605 Freeway - Excellent Access & Visibility
 New APOC - Cool Roof System For Greater Worker Comfort

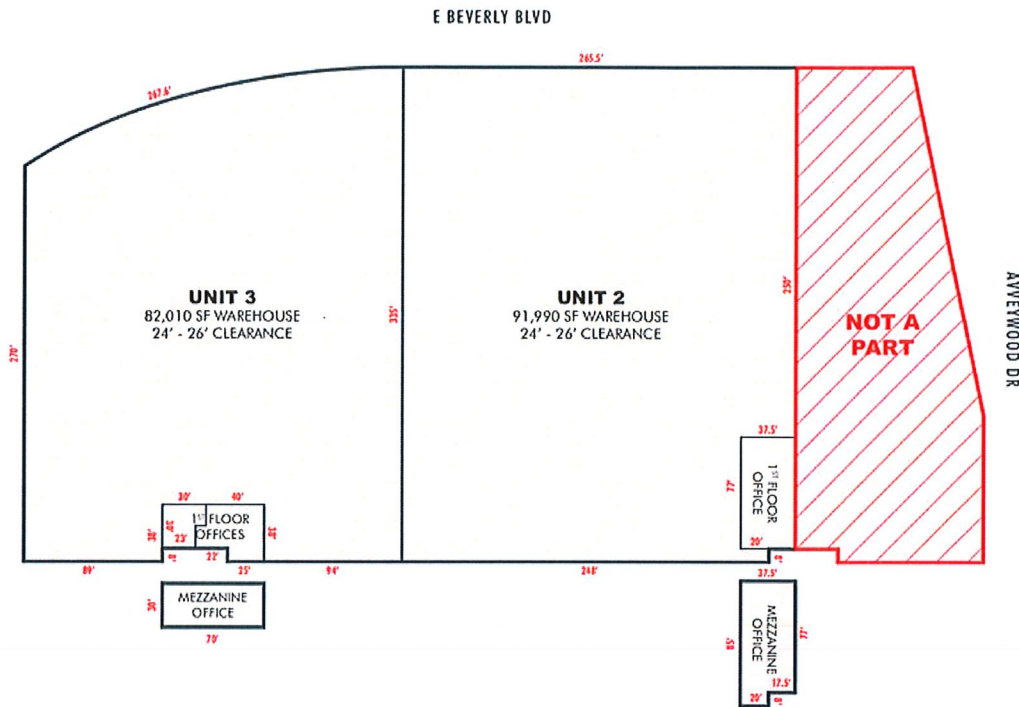
Lease Rate/Mo:	\$147,900	Sprinklered:	Yes	Office SF / #:	10,335 SF / 14
Lease Rate/SF:	\$0.85	Clear Height:	24'-26'	Restrooms:	8
Lease Type:	Gross / Op. Ex: \$0.03	GL Doors/Dim:	1 / Via Ramp	Office HVAC:	Heat & AC
Available SF:	174,000 SF	DH Doors/Dim:	23	Finished Ofc Mezz:	5,174 SF
Minimum SF:	174,000 SF	A: 800 V: 277/480 0: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	Tiltwall Const	Unfinished Mezz:	0 SF
Term:	Negotiable	Status/Year Blt:	Existing / 1973	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:174 / Ratio:1.0:1		Vacant:	Yes
Taxes:	\$79,344 / 2019	Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Commerce/Vernon
Zoning:	I-G			APN#:	8124-004-014

Listing Company: Lee & Associates
Agents: [Peter D Bacci 323-767-2022](mailto:pbacci@lee-associates.com)
Listing #: Listing Date: Call broker

FTCF: CB000N000S000/A0AA

Notes: Lessee to verify all info. contained herein. Taxes are for entire building. .33/3,000 sprinkler capacity. Warehouse restrooms in Unit 2 are situated with adjacent westerly space. CAM \$0.03 PSF.


9935 BEVERLY BOULEVARD, UNITS 2 & 3, PICO RIVERA, CALIFORNIA 90660



NOTE: Drawing not to scale. All measurements and sizes are approximate.



Available SF 211,957 SF

Industrial For Lease

Building Size 211,957 SF


Address:

9935 Beverly Blvd, Unit 1/2/3, Pico Rivera, CA 90660

Cross Streets:

San Gabriel River Pkwy/Beverly Blvd

27 Truck High Positions - Up To 200' Turning Radius
 New LED Lights Outside, 24 Hour Security Cameras
 800 Amps, 277/480 Volts, 3-Phase Power
 Adjacent To 605 Freeway - Excellent Access & Visibility
 New APOC - Cool Roof System For Greater Worker Comfort

Lease Rate/Mo:	\$180,163	Sprinklered:	Yes	Office SF / #:	11,917 SF /
Lease Rate/SF:	\$0.85	Clear Height:	24'-26'	Restrooms:	12
Lease Type:	Gross / Op. Ex: \$0.03	GL Doors/Dim:	2 / Via Ramp	Office HVAC:	Heat & AC
Available SF:	211,957 SF	DH Doors/Dim:	27	Finished Ofc Mezz:	6,436 SF
Minimum SF:	211,957 SF	A: 800 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Tiltwall Const	Unfinished Mezz:	0 SF
Term:	Negotiable	Status/Year Blt:	Existing / 1973	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Yes	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:219 / Ratio:		Vacant:	Yes
Taxes:	\$96,174 / 2019	Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Commerce/Vernon
Zoning:	I-G			APN#:	8124-004-014

Listing Company: Lee & Associates

Agents: [Peter D Bacci 323-767-2022](mailto:pbacci@lee-associates.com)
Listing #:
Listing Date:
FTCF: CB000N000S000/A0AA

Notes: Lessee to verify all info. contained herein. Taxes are for entire building. .33/3,000 sprinkler capacity. Warehouse restrooms in Unit 2 are situated with adjacent westerly space. CAM \$0.03 PSF. Unit 1 has an additional 400 amps.
