

PICO RIVERA, CA

8252
Whittier
Blvd

FOR SALE

24,484 SF

COLD STORAGE /
FOOD PROCESSING
FACILITY



3 INCH GAS LINE
FLOOR DRAINS THROUGHOUT BUILDING
KITCHEN SPACE
2,000 AMPS, 480 VOLTS



NEWMARK

nmrk.com

AVAILABLE FOR SALE

8252 Whittier Boulevard Pico Rivera, CA 90660

APN 6348-021-007

Building SF 24,484

Land SF 48,236

Coverage 51%

Acres 1.11

Office SF 2,016

Office % 8.2%

DH 2

GL 2

Clear 24'

Freezer Clear 21'

Processing Room Clear 20'

Freezer SF ±3,500 (-10° Capability)

Power 2,000 A, 480 V

Construction Concrete Tilt Up

Sprinkler Calc. .45/3,000

Built 1996

Renovated 2000

Zoning IPD

Parking Spaces 31

Sale Price \$9,250,000.00

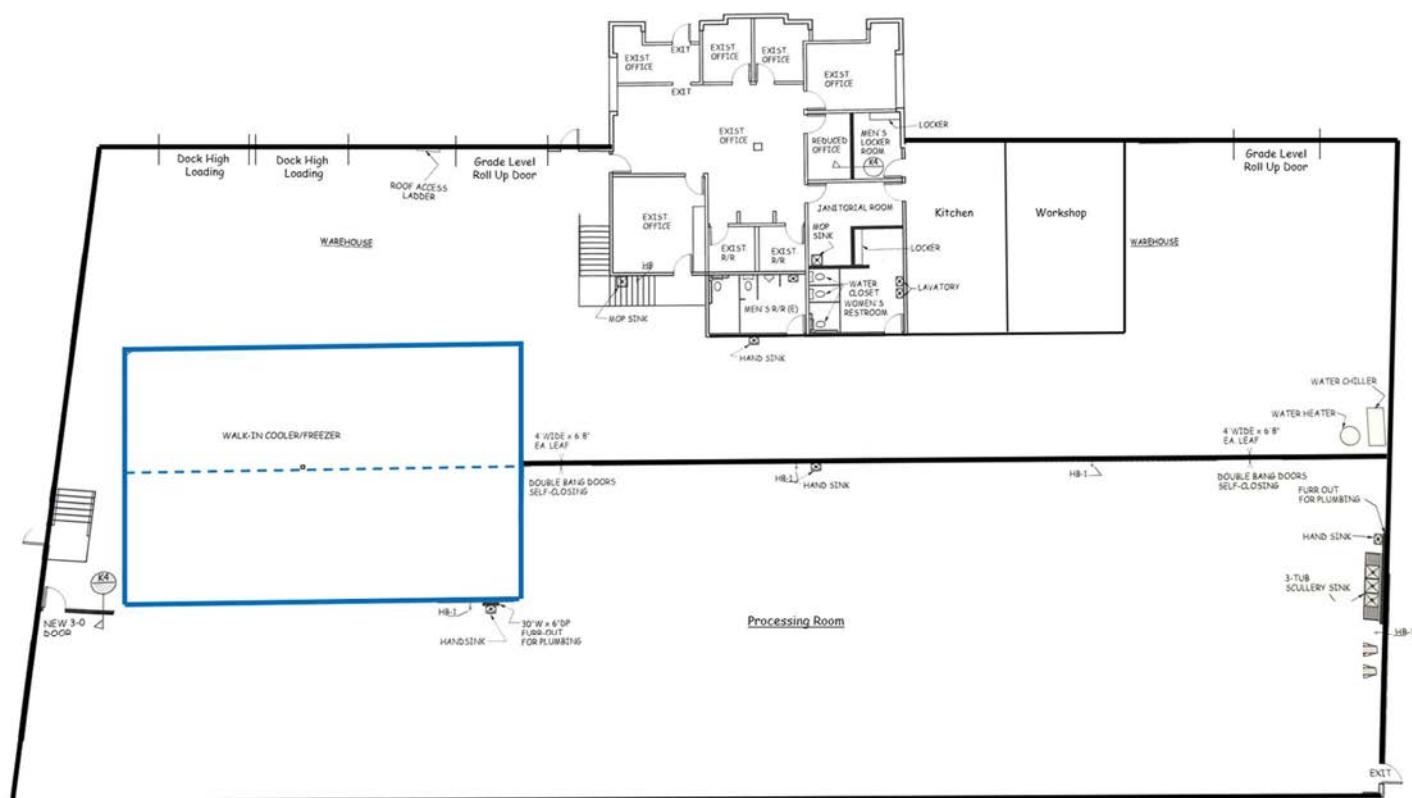
Price/SF Bldg \$377.80

Price/SF Land \$191.77

Leaseback - Rate Negotiable

Leaseback - Term 3-6 Months

STATE-OF-THE-ART FOOD PROCESSING FACILITY



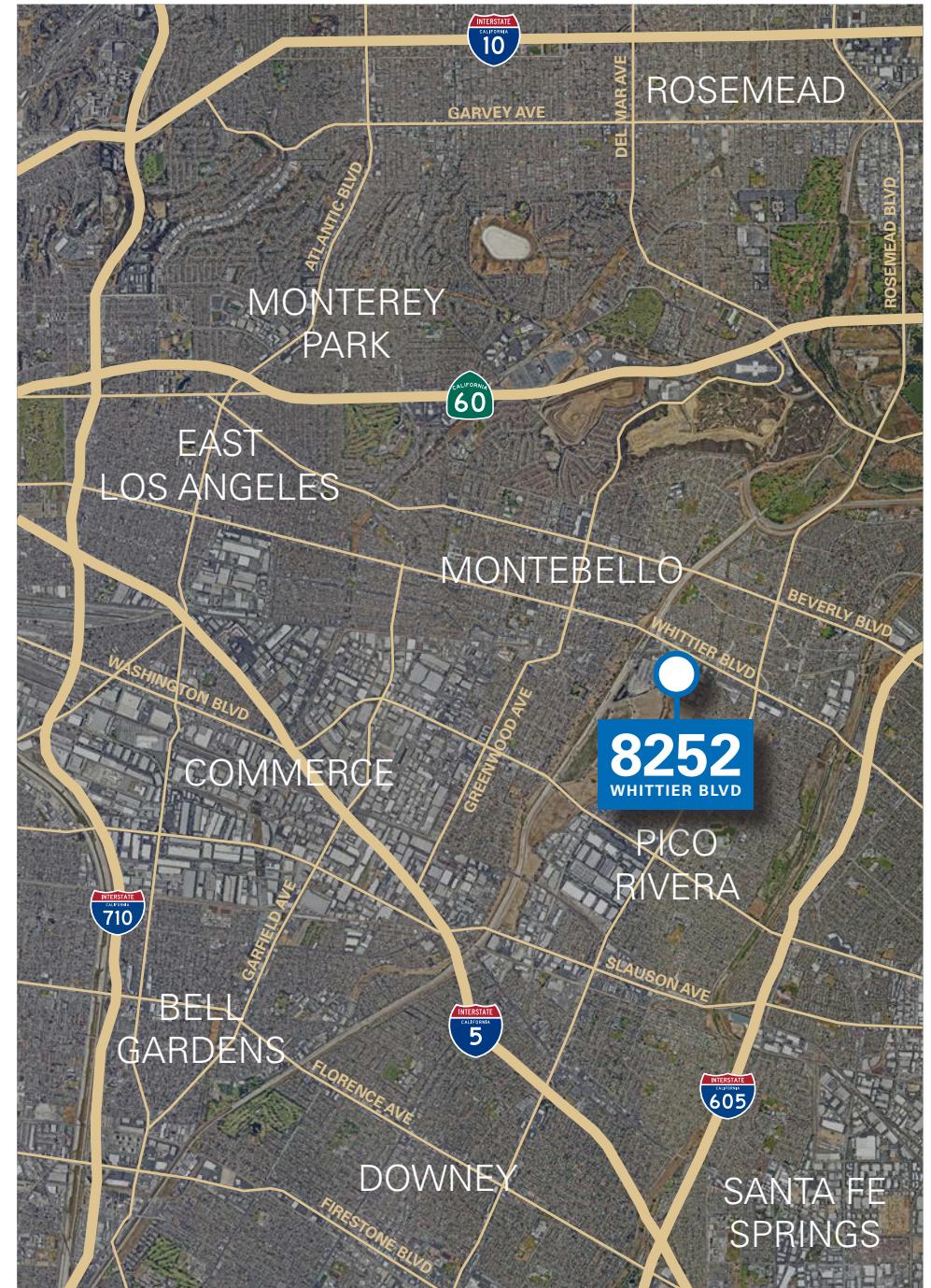
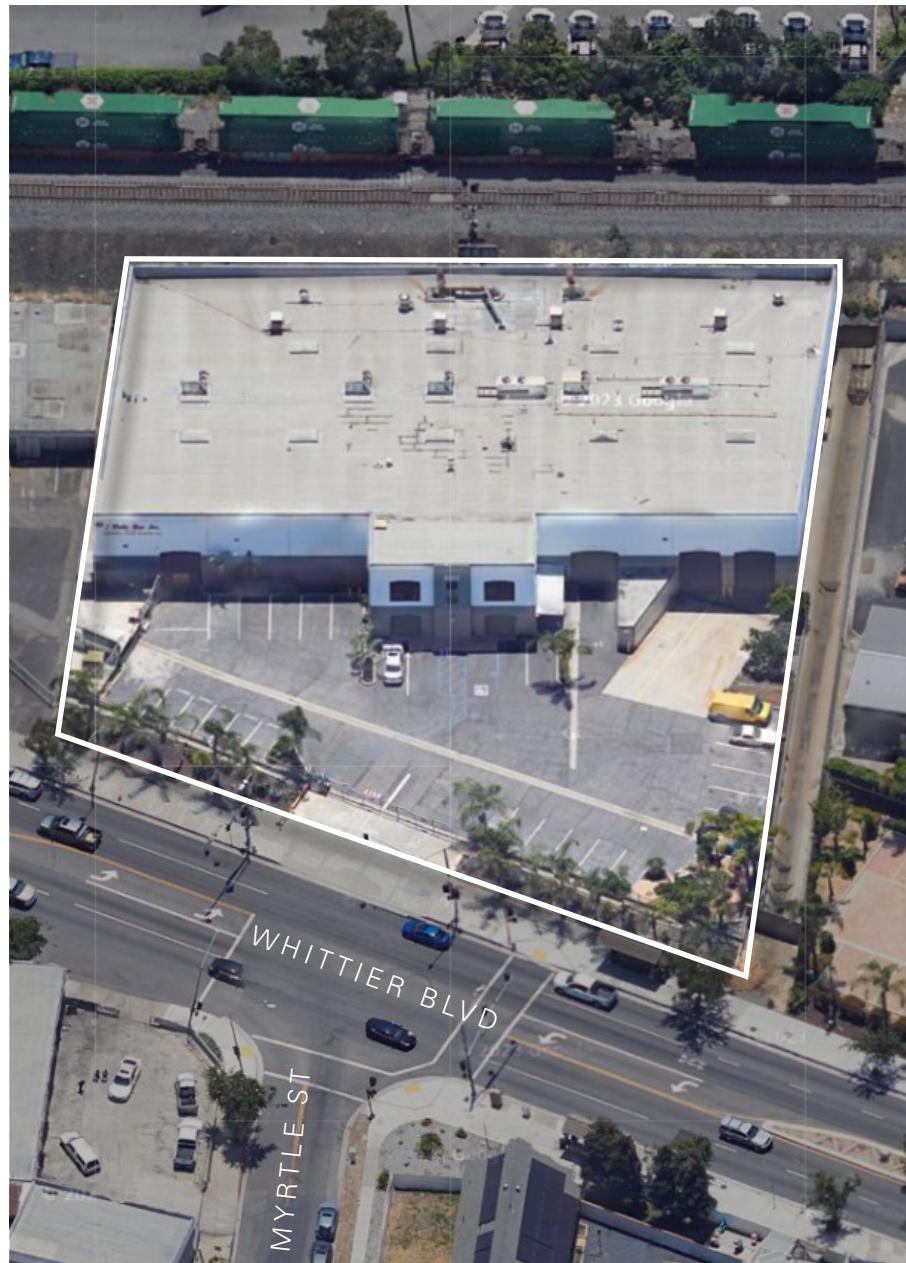
FLOOR DRAINS | USDA ROOM | WATER / GAS

NOT TO SCALE

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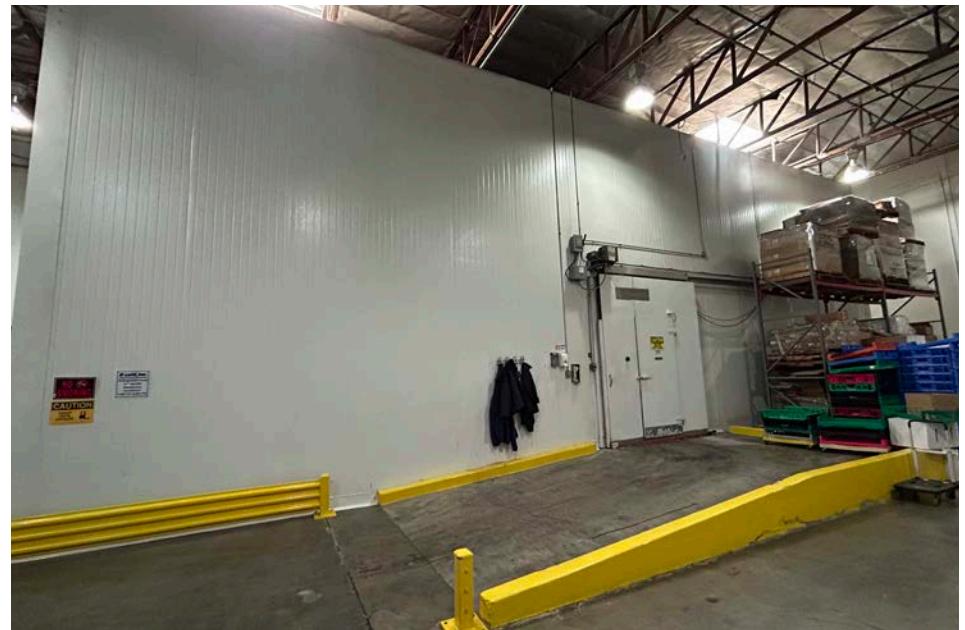
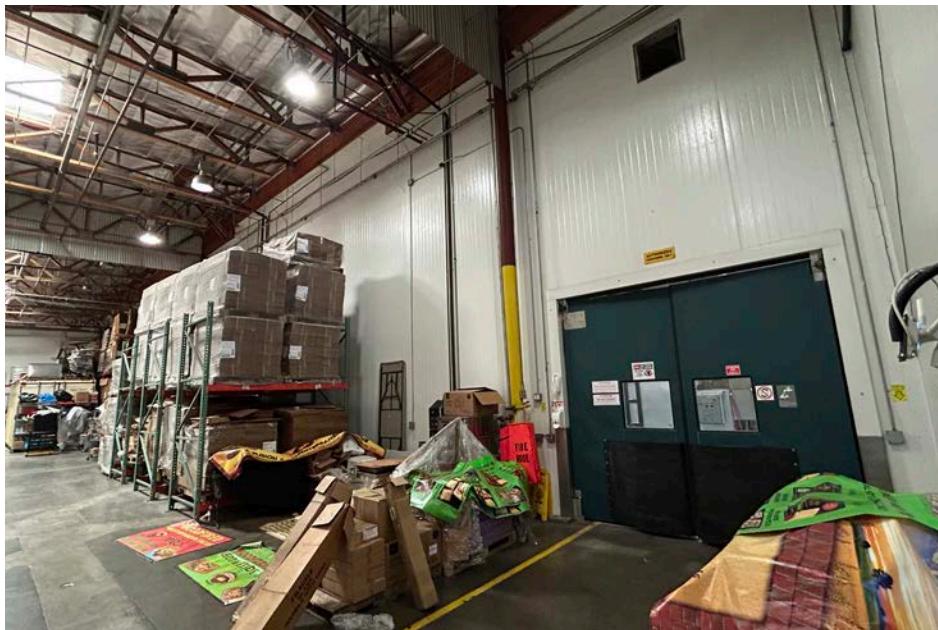
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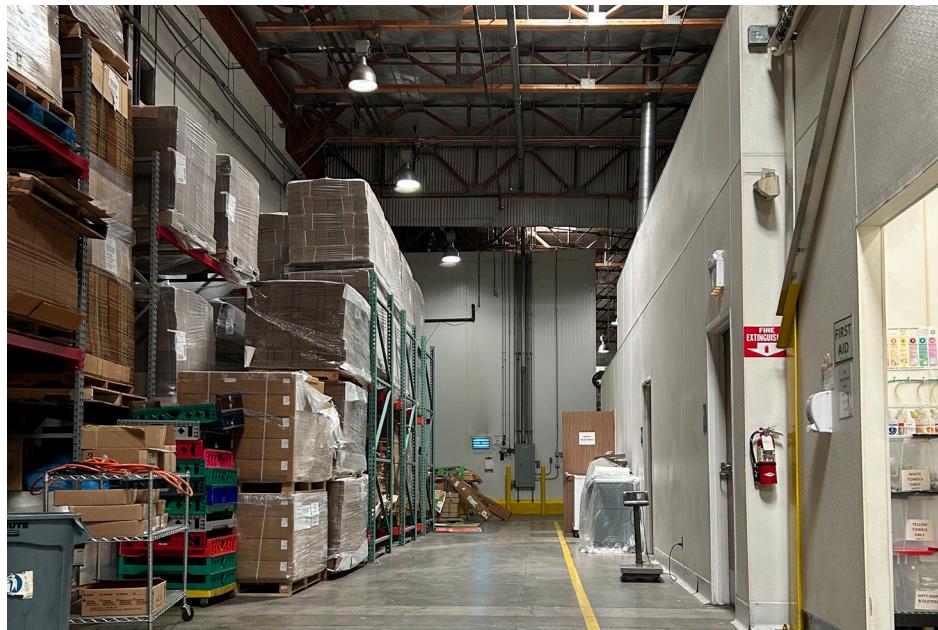
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