

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



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AVAILABLE FOR SALE

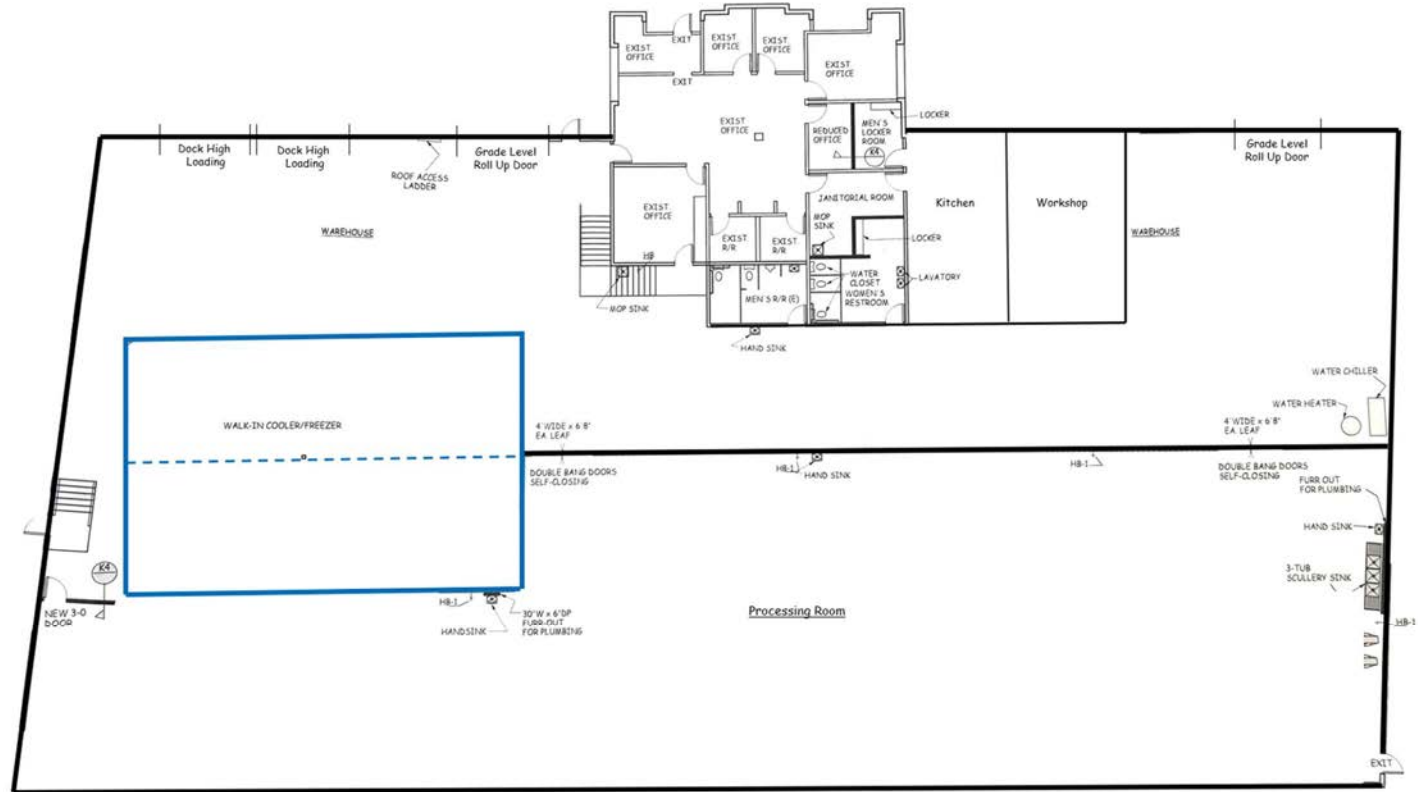
8252 Whittier Boulevard Pico Rivera, CA 90660

STATE-OF-THE-ART
FOOD PROCESSING FACILITY

| | |
|-----------------------|--------------------------|
| 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 |



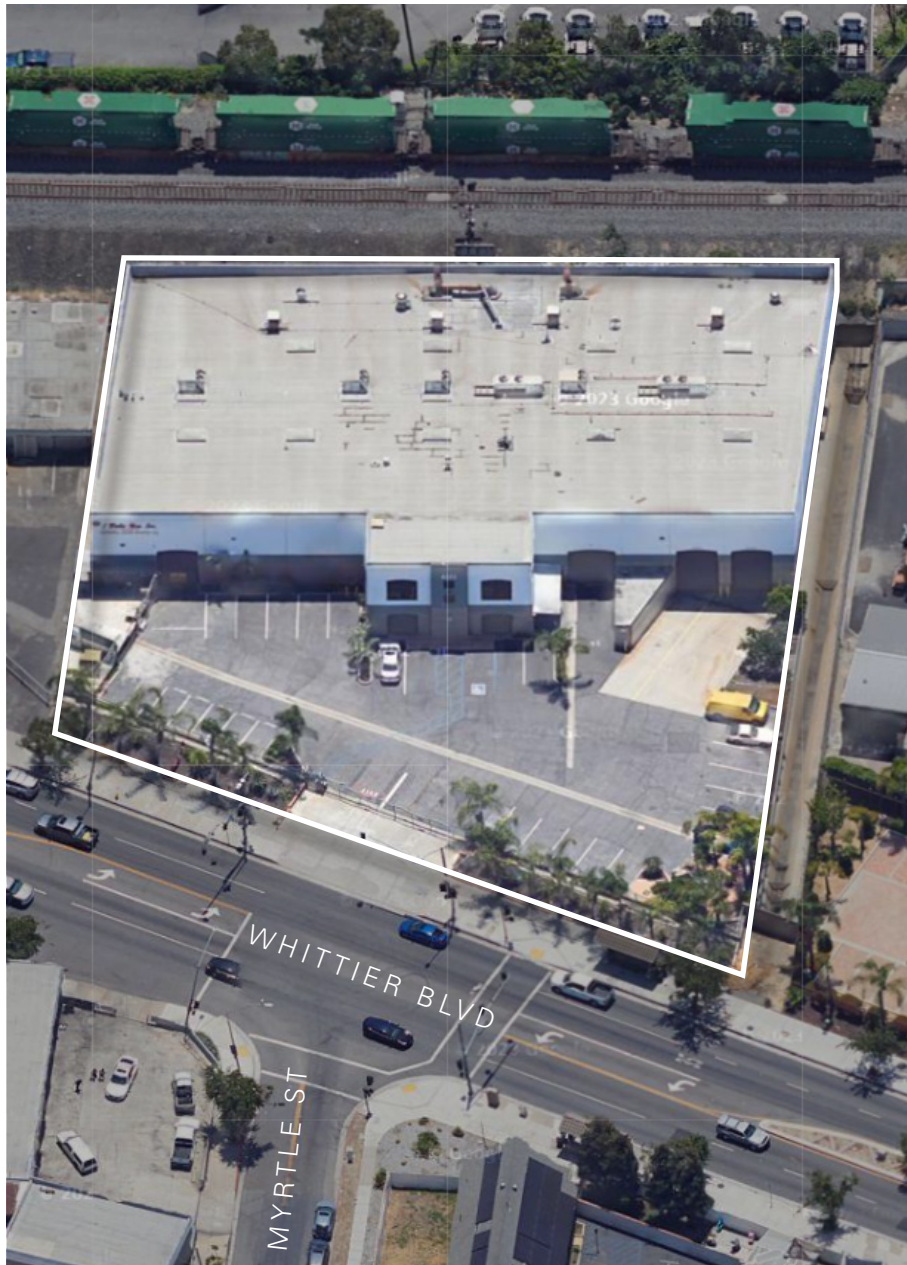
FLOOR DRAINS | USDA ROOM | WATER / GAS

NOT TO SCALE

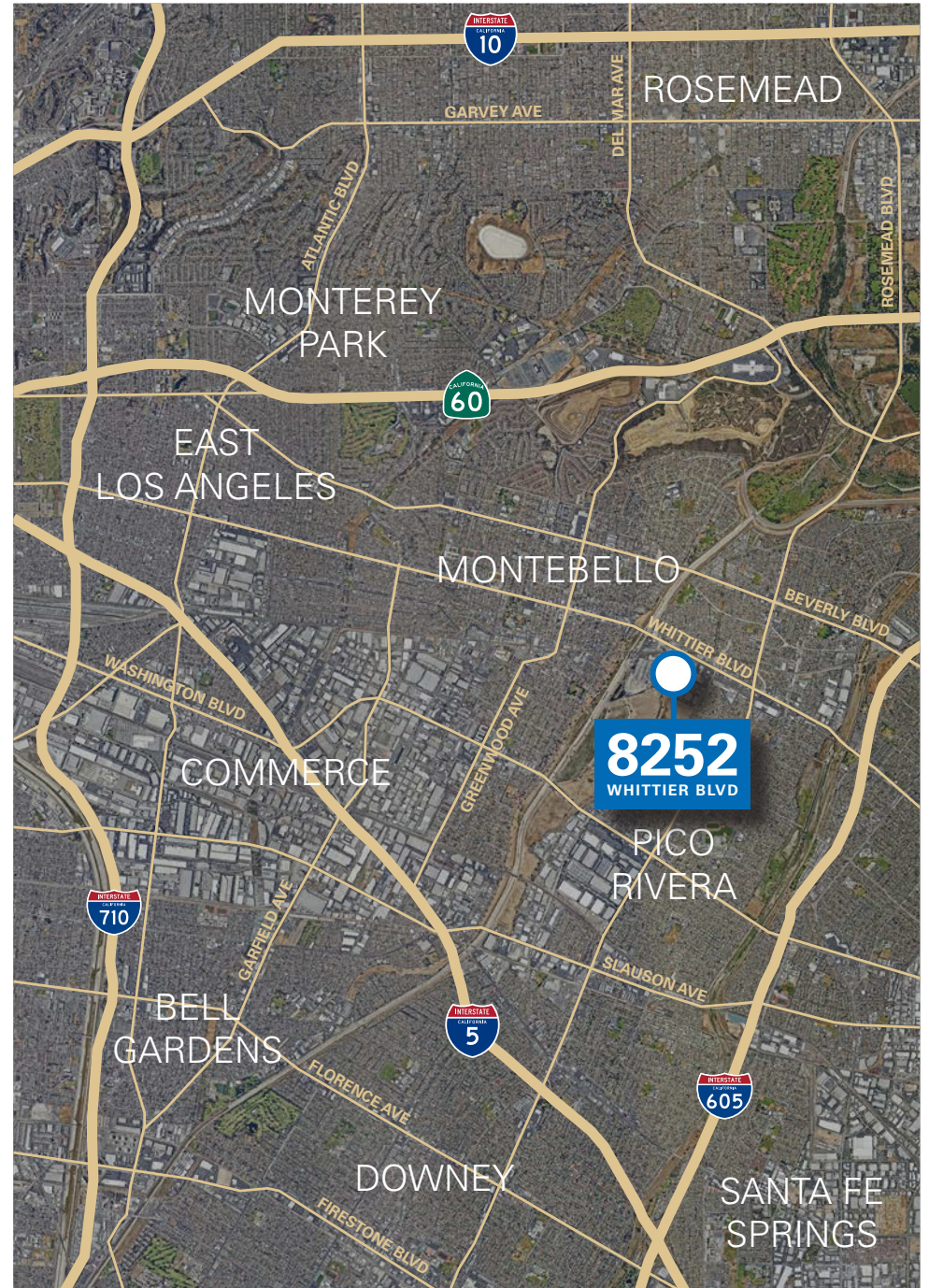
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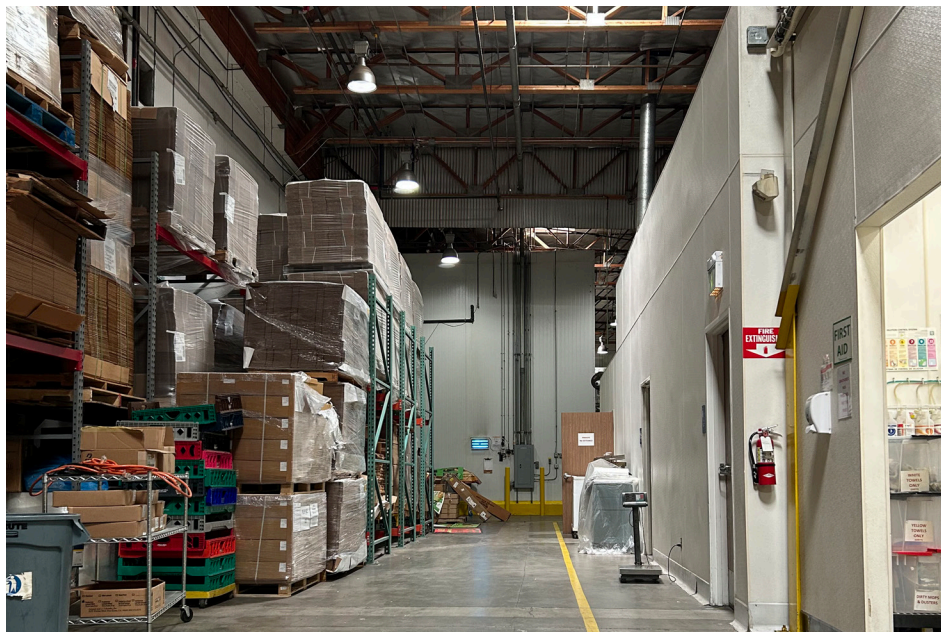


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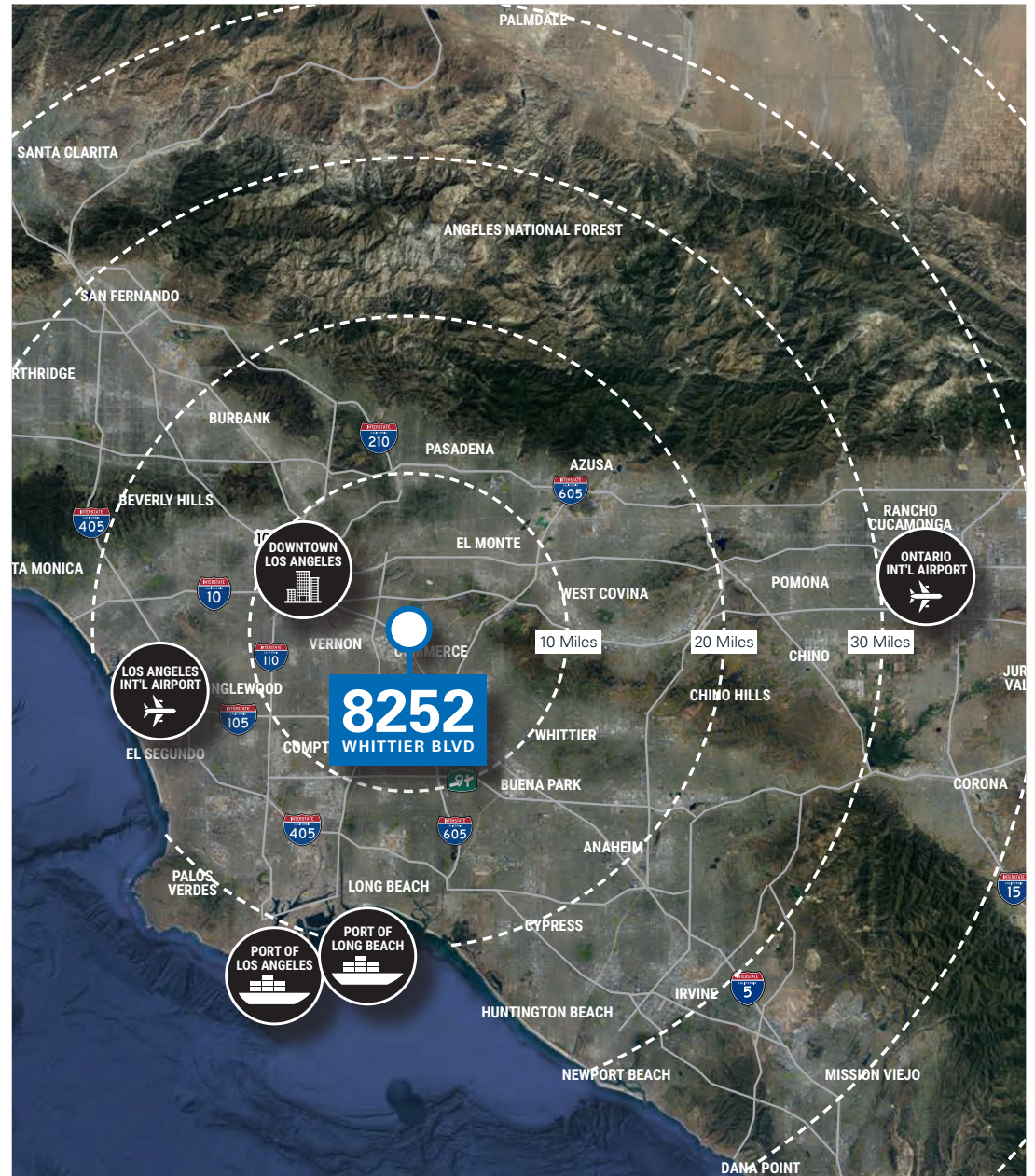
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