



**7925 S. CROSSWAY DRIVE**

**PICO RIVERA, CALIFORNIA**



## **Property Highlights**

- ± 50,950 Sq. Ft. Freestanding Bldg
- ±6,926 Sq. Ft. Office Area
- 5 Dock High Loading Positions;  
2 additional positions possible
- 6 Ground Level Doors
- 24' Min Ceiling Clearance
- Large Private Fenced Yard
- 400 Amps, 277/480 Volts, 3 Phase
- .33/3,000 GPM Fire Sprinkler System
- 48' x 60' Bay Spacing
- 50,400 lb. Weight Capacity Bonus Mezzanine
- Covered Outside Storage with Lighting & Sprinklers
- Major Tenant Improvements Scheduled
- Excellent 5, 605 & 105 Freeway Access
- \$1.20 per Sq. Ft. NNN+ ~\$0.228 per Sq. Ft. OPEX
- Available March 1, 2025



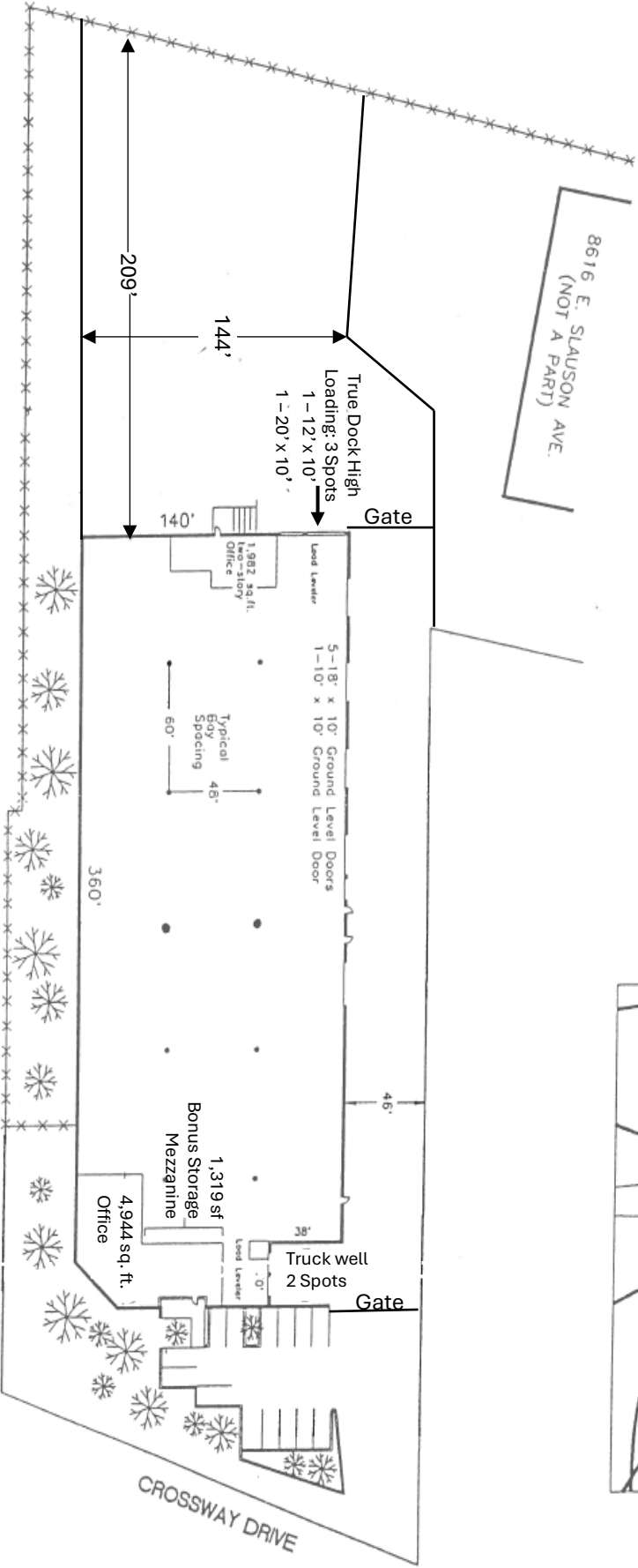
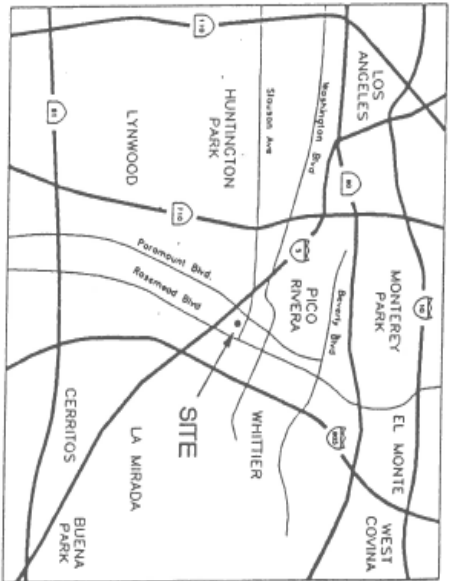
COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

[Incocommercialbrokerage.com](http://Incocommercialbrokerage.com)

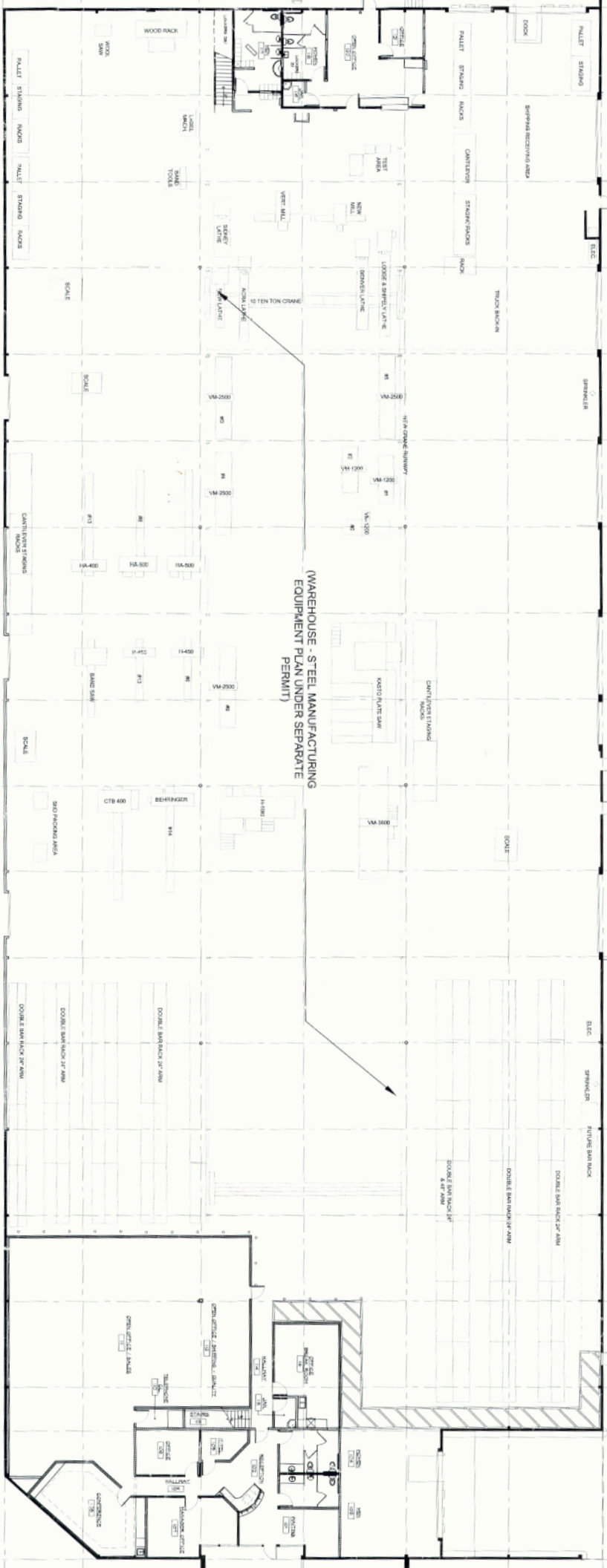
# SITE PLAN

## 7925 South Crossway Drive, Pico Rivera

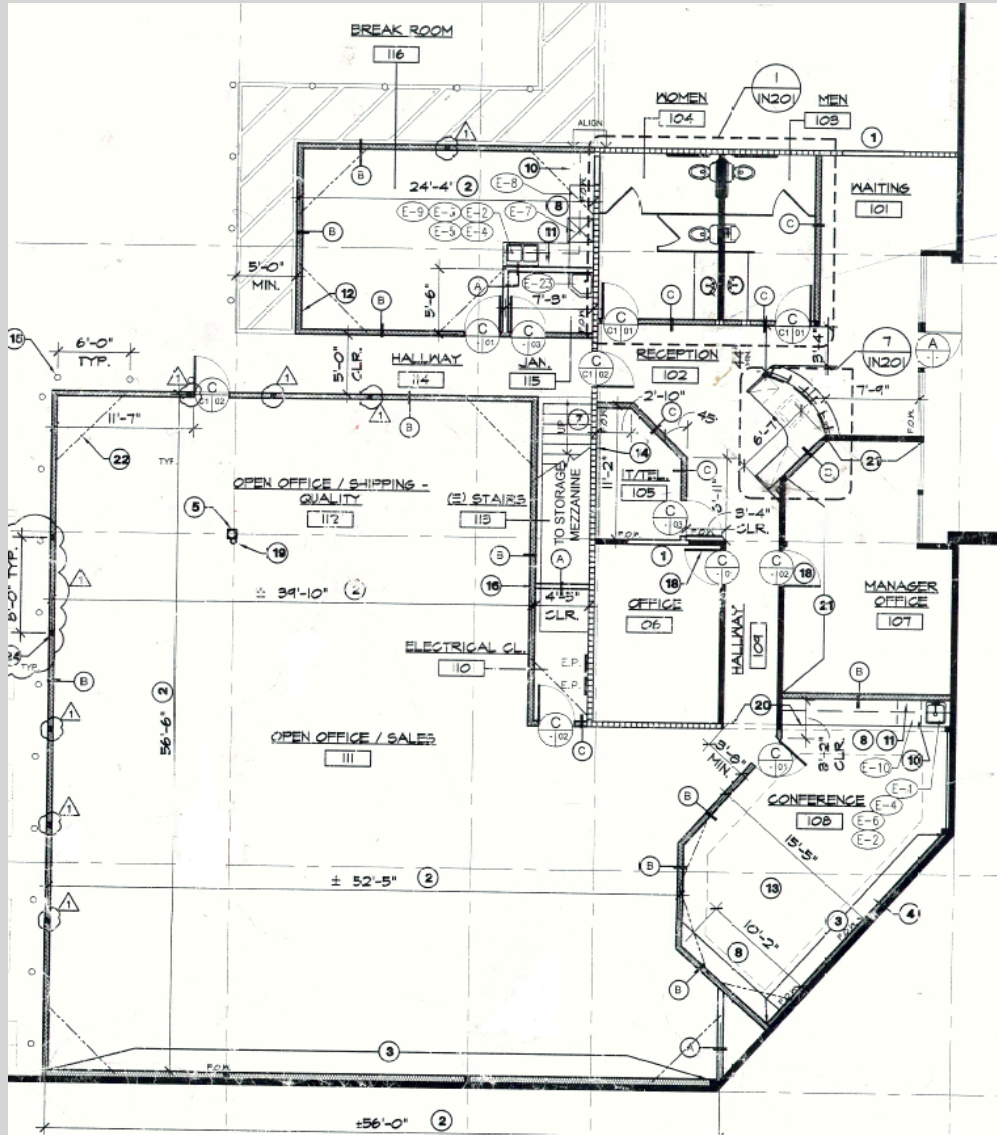


The above information while not guaranteed is secured from sources we believe to be reliable.

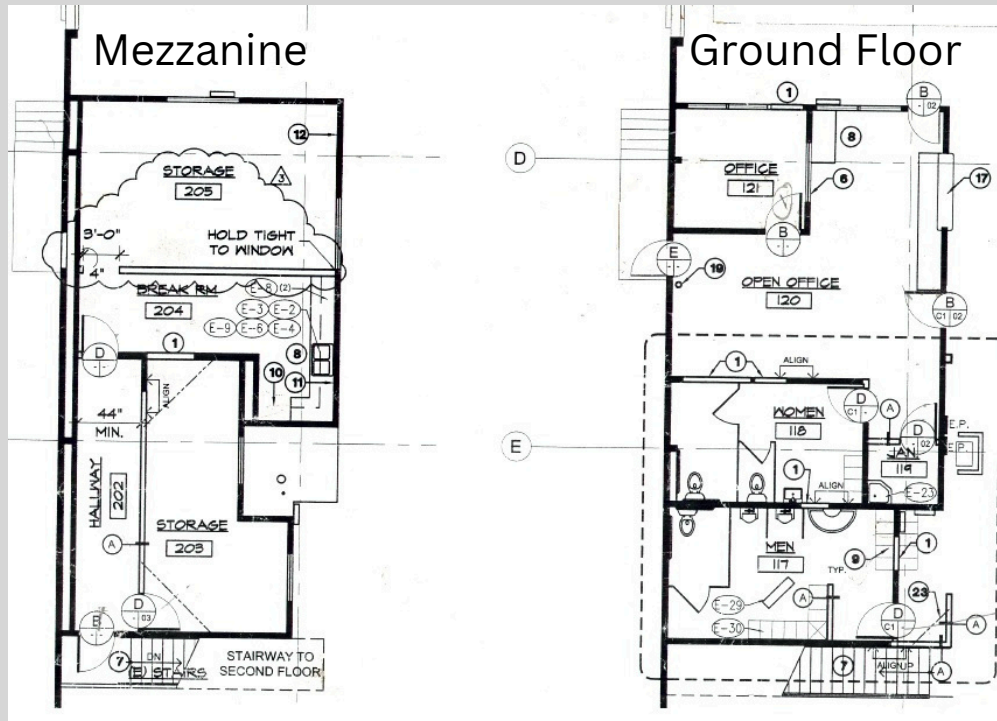
WAREHOUSE - STEEL MANUFACTURING  
EQUIPMENT PLAN UNDER SEPARATE  
PERMIT



# MAIN OFFICE (EAST SIDE)



# SHIPPING & RECEIVING OFFICES (WEST SIDE)



**FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:**

## **KEVIN ROMANO**

PRINCIPAL  
LIC. 02025562

✉ [KEVIN@INCOCOMMERCIALBROKERAGE.COM](mailto:KEVIN@INCOCOMMERCIALBROKERAGE.COM)  
☎ (714) 521-0800 X. 2

## **BRUCE ROMANO**

PRINCIPAL  
LIC. 00702877

✉ [BROMANO@PACBELL.NET](mailto:BROMANO@PACBELL.NET)  
☎ (714) 521-0800 X. 3



**COMMERCIAL BROKERAGE**

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

[Incocommercialbrokerage.com](http://Incocommercialbrokerage.com)