



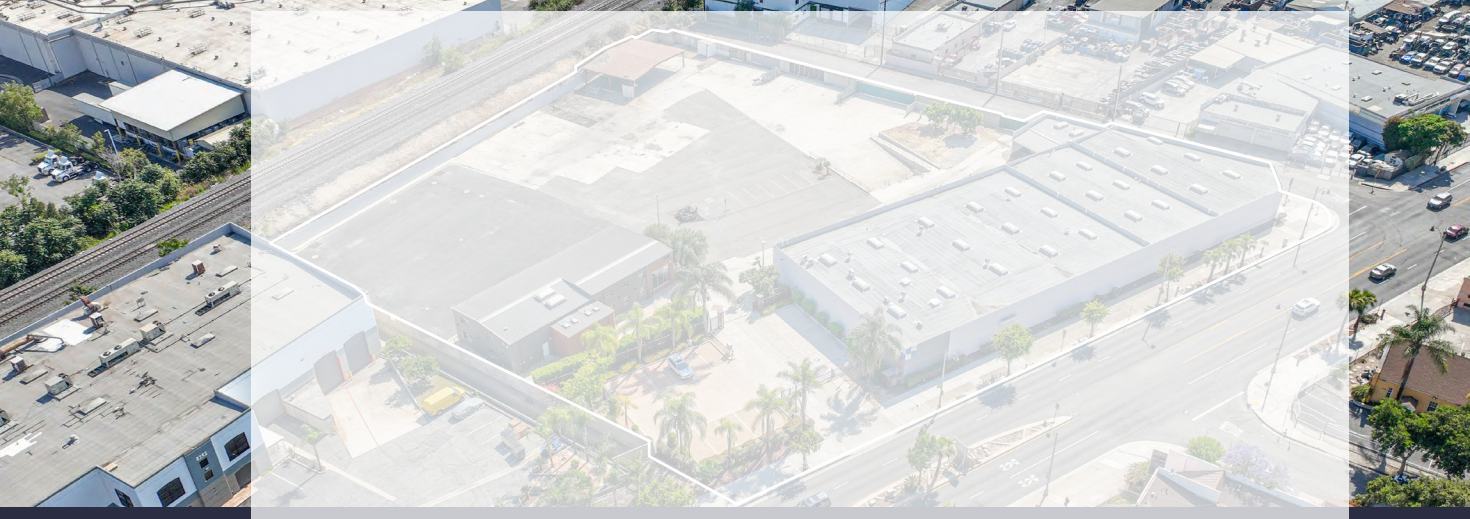
OLIVE TREE INDUSTRIAL

AVAILABLE FOR LEASE

8226 Whittier Blvd, Pico Rivera, CA 90660



 CARROCK
 JLI
Jones Lang LaSalle Real Estate Services, License #01856260



OLIVE TREE INDUSTRIAL

Olive Tree Industrial by CapRock Partners is a 3.1 acre industrial site located in Central Los Angeles, comprised of two buildings totaling $\pm 31,236$ SF providing functional warehouse and offices for a wide array of uses. This rare IOS (Industrial Outdoor Storage) facility has been recently updated and is available for immediate occupancy and 1,000 amps of power.

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3.1

Acres

$\pm 31.2K$

Building SF

$\pm 104K$

Secured Yard SF

2

Buildings

Project Overview

Centrally located in Pico Rivera surrounded by the 5, 605 & 60 freeways, this property is fully fenced & secured and has three points of ingress/egress. Beautifully landscaped, abundant parking and less than ½ mile from multiple retail centers, restaurants and amenities makes it an ideal location for any business.



Building Total:
±31,236 SF



Office Total:
4,322 SF



Huge secured yard
with 3 access points



EV Charging
Station



Remodeled in 2011



1,000 amps
277/480 volts



Convenient access to
605 and 5 Freeway



3 dock high doors
5 grade level doors



IPD Zoning, City of
Pico Rivera



Move-in ready
condition



Site Plan

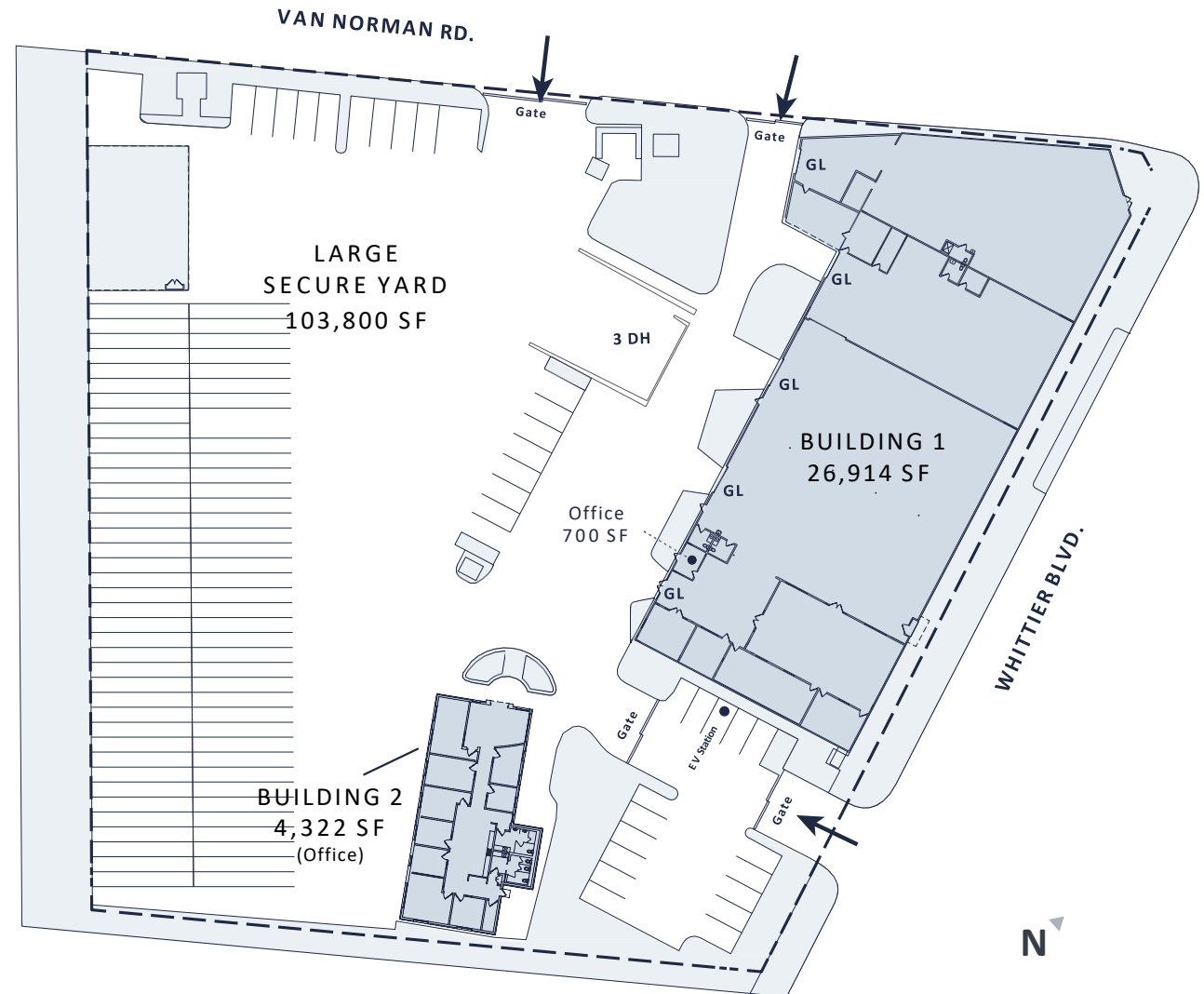
SPECIFICATIONS

Availability:	Now
Building Total:	±31,236 SF
Site Size:	3.1 Acres
Yard Total:	±103,800 SF
Clear Height:	14'
GL Doors:	5
DH Doors:	3
Yard:	Fenced/Paved
Zoning:	IPD
Spinklered:	Yes
Construction:	Tilt Up
Freestanding Creative Office:	4,322 SF
Intersection:	Whittier Blvd., Van Norman Rd.

**Building 1
Warehouse**
26,914 SF

**Building 2
Creative Office**
4,322 SF

**Large
Secured Yard**
103,800 SF



Energy Ready

AVAILABLE FOR IMMEDIATE OCCUPANCY

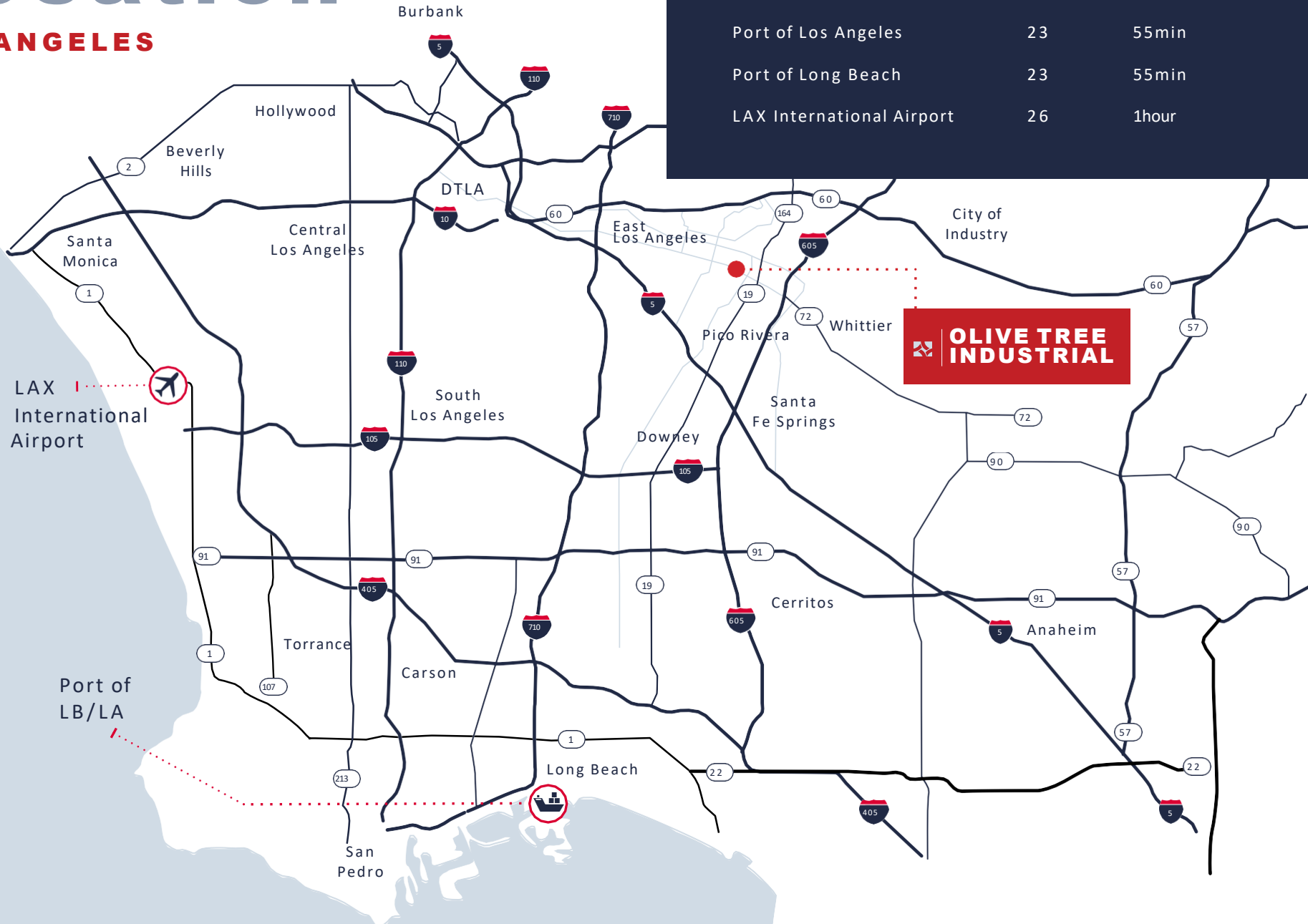
Olive Tree Industrial is a unique IOS (Industrial Outdoor Storage) with useful improvements that can support a multitude of industries from a contractors yard, equipment rentals/sales, raw material storage, renewable energy operations from energy storage to a fleet charging facility. With 1,000 amps of power, this property is perfect for companies looking to expand their ESG goals.

*Note: 53' truck & trailers & trailer storage is not allowed per City of Pico Rivera.



Location

LOS ANGELES



Location	Distance (miles)	Time (est.)
BNSF Intermodal (Commerce)	5.2	10min
Downtown Los Angeles	7.6	35min
Port of Los Angeles	23	55min
Port of Long Beach	23	55min
LAX International Airport	26	1hour



OLIVETREE INDUSTRIAL



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Jon R. Reno, SIOR, CCIM

Managing Director
Lic. #01277642
jon.reno@jll.com
213 271 1508

Mark Vanis

Managing Director
Lic. #01305617
mark.vanis@jll.com
213 395 5908

Trevor Gale, SIOR

Managing Director
Lic. #01452957
trevor.gale@jll.com
213 239 6256

Sage A. Segal

Senior Associate
Lic. #02099925
sage.segal@jll.com
213 239 6078

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