

Available SF 31,236 SF

Industrial For Lease

Building Size 31,236 SF



Property Name: Olive Tree Industrial
Address: 8226 Whittier Blvd, Pico Rivera, CA 90660
Cross Streets: Van Norman Rd/Whittier Blvd

Olive Tree Industrial
 Premier IOS Facility for a Wide Array of Uses
 Secured Location w/ Gate Access - EV Charging on Site
 26,914 SF Warehouse on 3.1 Acres
 4,322 SF of Free Standing Creative Office
 Convenient Access to 605 and 5

Lease Rate/Mo:	TBD	Sprinklered:	No	Office SF / #:	4,322 SF
Lease Rate/SF:	TBD	Clear Height:	14'	Restrooms:	4
Lease Type:		GL Doors/Dim:	5	Office HVAC:	Heat & AC
Available SF:	31,236 SF	DH Doors/Dim:	3	Finished Ofc Mezz:	0 SF
Minimum SF:	31,236 SF	A: 1000 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1955R19	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	100 / Ratio: 3.2:1	Vacant:	Yes
Taxes:	\$249,600 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Warehouse/Office	Market/Submarket:	Commerce/Vernon
Zoning:	IPD			APN#:	6348021006
Listing Company:	JLL				
Agents:	Jon Reno, SIOR, CCIM 213-271-1508 , Mark Vanis 213-239-5908 , Trevor Gale, SIOR 213-239-6256 , Sage Segal 213-239-6078				
Listing #:	40721935	Listing Date:	07/11/2024	FTCF:	CB250N000S000
Notes:	Tenant to verify all information contained herein. Tours are by appoint only.				



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

