



8401 Slauson Avenue

Pico Rivera, CA 90660

±60,490 SF INDUSTRIAL BUILDING FOR LEASE

Recently Refurbished!



Promotional Rate!

~~\$1.10 PSF/MO NNN~~ **\$0.95 PSF NNN**

Applies to Lease Terms of 1 to 3 years.

LBA Logistics

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



HIGHLIGHTS



Slauson Avenue Frontage



Minutes From 5 Freeway



Excellent Manufacturing Building



Well Distributed Power



2 GL & 7 DH Doors



16' -22' Clear



1,500 SF Office

LEASE RATE: \$57,465/Mo
(\$0.95 PSF/Mo NNN
Nets: \$0.35)

[illegible]

0.5 MILES
INTERSTATE 5

3.0 MILES
INTERSTATE 710

4.0 MILES
CALIFORNIA 60

2 MILES
INTERSTATE 605

6.5 MILES
INTERSTATE 10

10 MILES
DOWNTOWN LOS ANGELES

10.5 MILES
INTERSTATE 110

20 MILES
PORTS OF LOS ANGELES AND LONG BEACH

15 MILES
LOS ANGELES INT'L AIRPORT



PROPERTY PHOTO

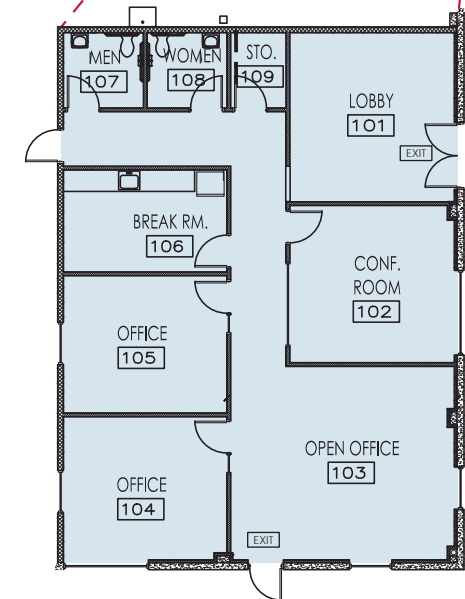
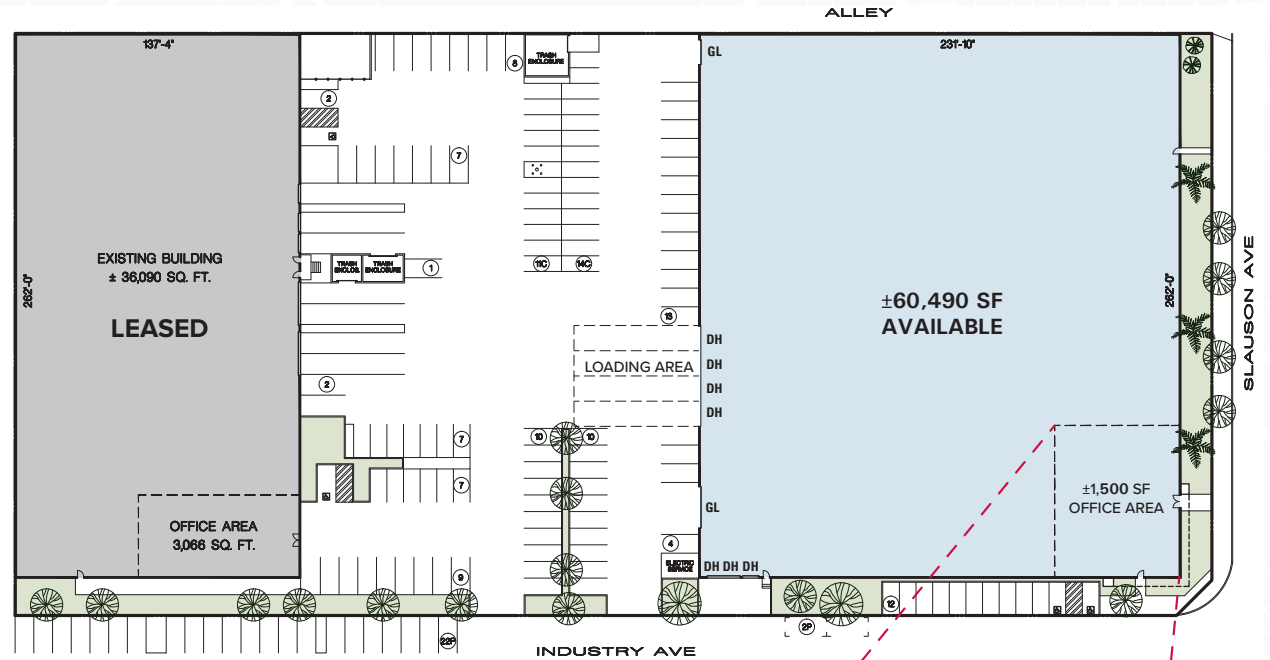




PROPERTY PHOTO



PROPERTY SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate.



YOUR LOCAL EXPERT

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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