



# OLIVE TREE INDUSTRIAL

AVAILABLE  
FOR LEASE & SALE

8226 Whittier Blvd, Pico Rivera, CA 90660  
PRICE JUST REDUCED, MOTIVATED SELLER



Jones Lang LaSalle Brokerage, Inc., Real estate 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 ±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 with potential to add up to 1,000 amps of power.

3.1

Acres

±31.2K

Building SF

±104K

Secured Yard SF

2

Buildings

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# 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 0.5 mile from multiple retail centers, restaurants and amenities makes it an ideal location for any business.



Building total:  
±31,236 SF



Huge secured  
yard with 3  
access points



Remodeled in  
2011



## Approved Uses Under CUP



Building  
Materials  
Storage



Contracting  
Equipment Storage  
and Rental Yard



Manufacturing



Outdoor Storage



General  
Warehousing  
and Storage



Office total:  
4,322 SF



IPD Zoning, city of  
Pico Rivera



Move-in ready  
condition



3 dock high doors  
5 grade level doors



Potential to add  
up to 1,000 amps  
277/480 volts



\*Subject to approval with the City of Pico Rivera. Tenants/Buyers must independently verify their use with the city. CapRock & JLL make no guarantees on said approved uses.

# Site Plan

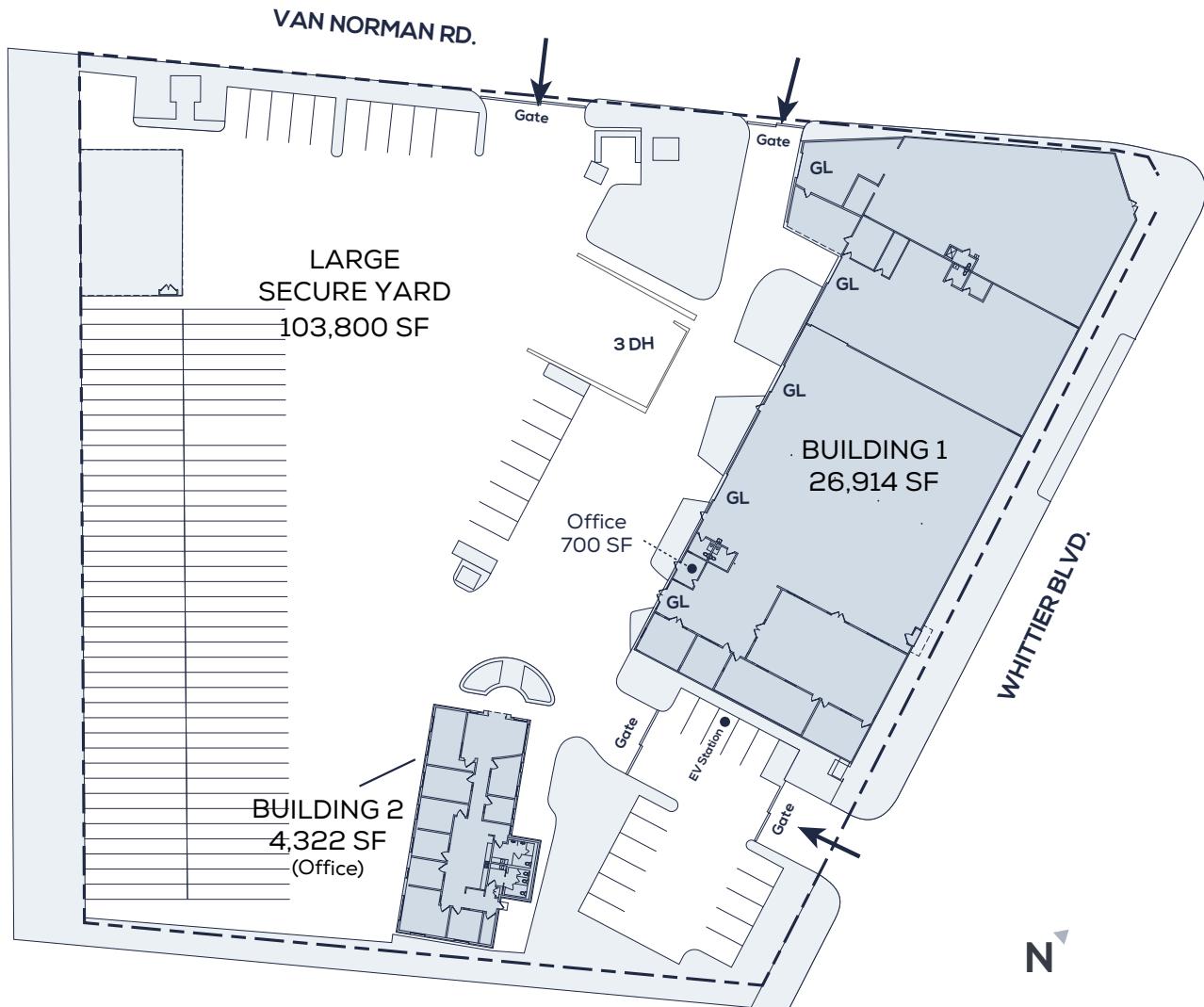
## SPECIFICATIONS

Availability:	Now
Sale price:	\$12,500,000
Lease rate:	Call for pricing
Building total:	±31,236 SF
Site size (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 potential to add up to 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.



# Lease vs. Own comparison

Own			Lease		
<b>Purchase assumptions:</b>			<b>Lease assumptions:</b>		
Purchase price	Per SF	Total	Lease rate per month	Per SF	Total
SBA fees (financed)	\$92.56	\$12,500,000		\$0.75	\$101,277
<b>Total Project Cost</b>					
<b>Start-up costs:</b>			<b>Start-up costs:</b>		
Cash down payment (10%)		\$1,250,000	Prepaid lease payment & security deposit		\$202,554
<b>Monthly costs:</b>			<b>Monthly costs:</b>		
Monthly payment	\$0.53	Amount	Lease payment	\$0.75	Amount
Property taxes	\$0.093	\$71,842			\$12,500
Insurance	\$0.019	\$12,500			\$2,604
<b>Total Monthly Cost</b>			<b>Total monthly cost</b>		
<b>Monthly ownership benefits (estimate):</b>			\$0.75		
Monthly depreciation	\$0.063	Amount			\$101,277
Property tax benefit	\$0.037	\$8,547			
Interest deduction	\$0.161	\$5,000			
Average appreciation (2%)	\$0.154	\$21,676			
Average principal reduction		\$20,833			
<b>Total ownership benefits</b>			<b>Monthly lease benefits:</b>		
	\$ 0.560	\$75,703	Rent deduction tax savings		Amount
<b>Total effective monthly cost</b>					\$40,511
			<b>Total lease benefits</b>		
			<b>Total effective monthly cost</b>		
			<b>\$60,766</b>		

## Ownership analysis summary:

Annual effective cost difference	594,282
<b>15 Year wealth creation</b>	<b>8,914,223</b>

For more information please contact: Lisa Matta  
 951-400-2213 / lisa@bfcfunding.com

## SBA 504 Financing program

### SBA financing

	1st Mortgage by bank	2nd Mortgage by SBA
Loan Amount	\$6,386,000	\$4,864,000
Interest Rate	5.75% (estimate)	5.82% (Dec '25)
Amortization in Years	25 year amortization	25 year amortization
Percent of Total Loan Amount	50% of total	40% of total
Loan Fee	\$63,860 1.00% (estimate)	\$136,000 2.65% + \$6,000 legal fee
Monthly Payment	\$40,175	\$31,667 (includes SBA fees)

# 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



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