

FOR LEASE ±33,368 SF INDUSTRIAL BUILDINGS



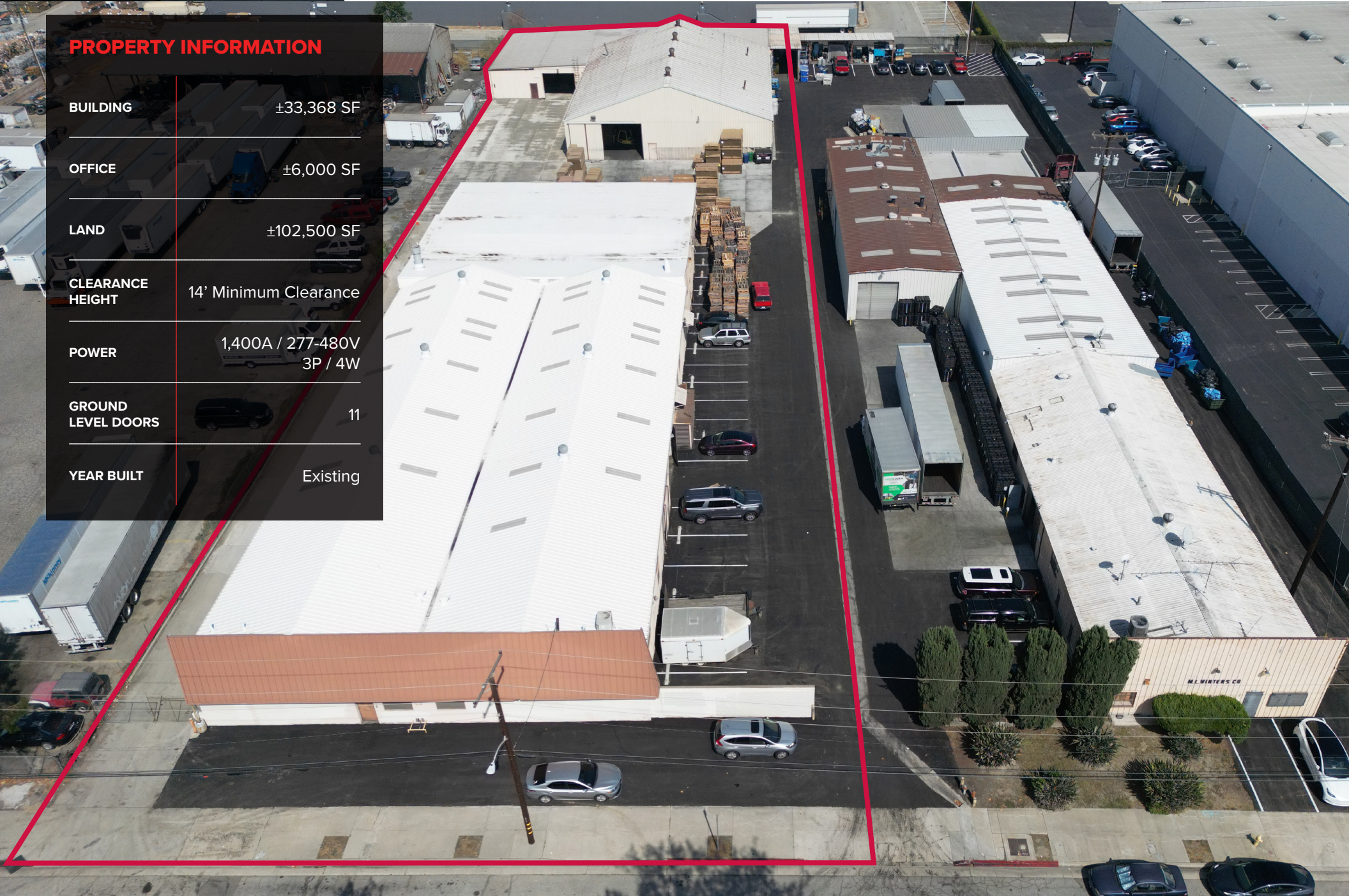
8455 LOCH LOMOND DR | PICO RIVERA, CA 90660



±33,368 SF | INDUSTRIAL BUILDINGS FOR LEASE

PROPERTY INFORMATION

BUILDING	±33,368 SF
OFFICE	±6,000 SF
LAND	±102,500 SF
CLEARANCE HEIGHT	14' Minimum Clearance
POWER	1,400A / 277-480V 3P / 4W
GROUND LEVEL DOORS	11
YEAR BUILT	Existing



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Three Buildings Totaling 33,368 SF



Excellent 605 and 60 Freeway Access

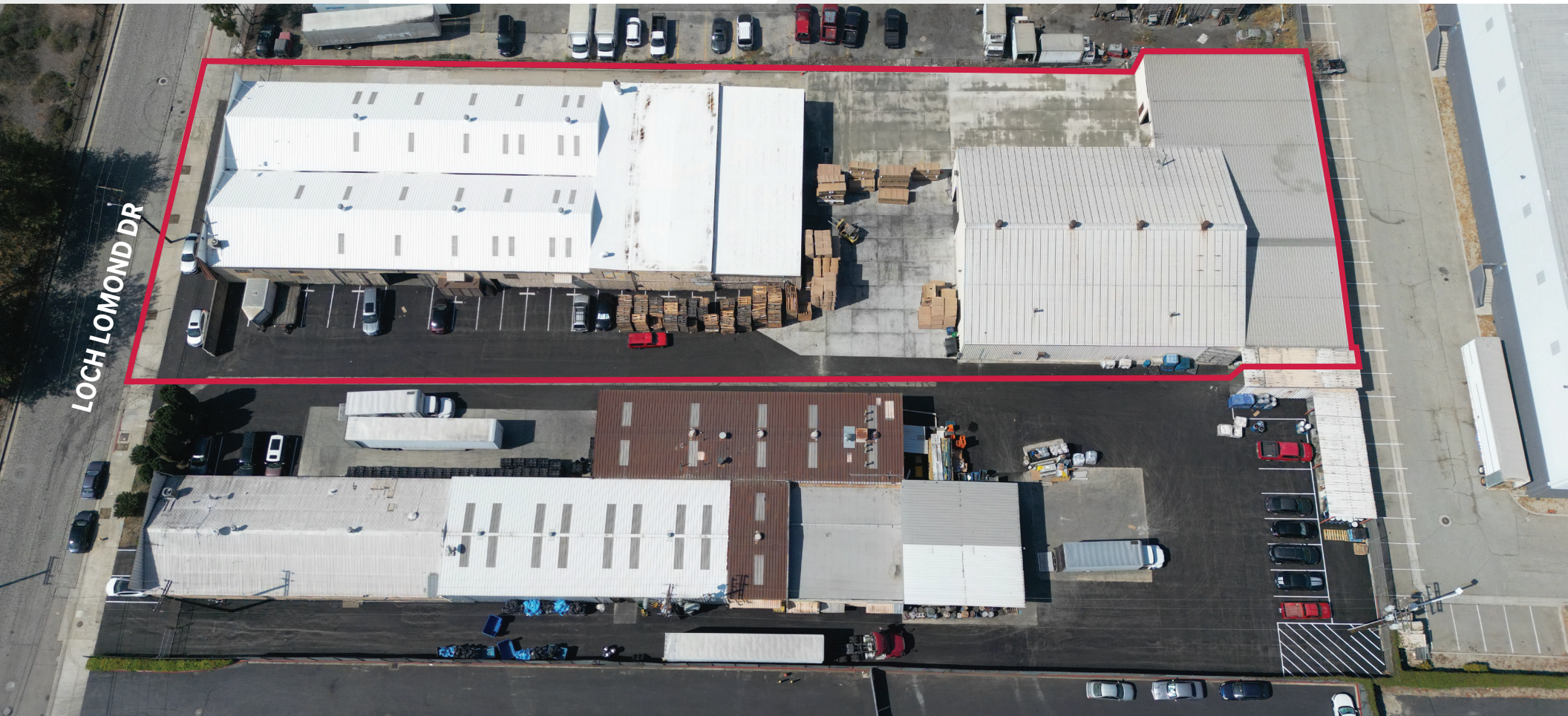


Large Paved and Fenced Yard



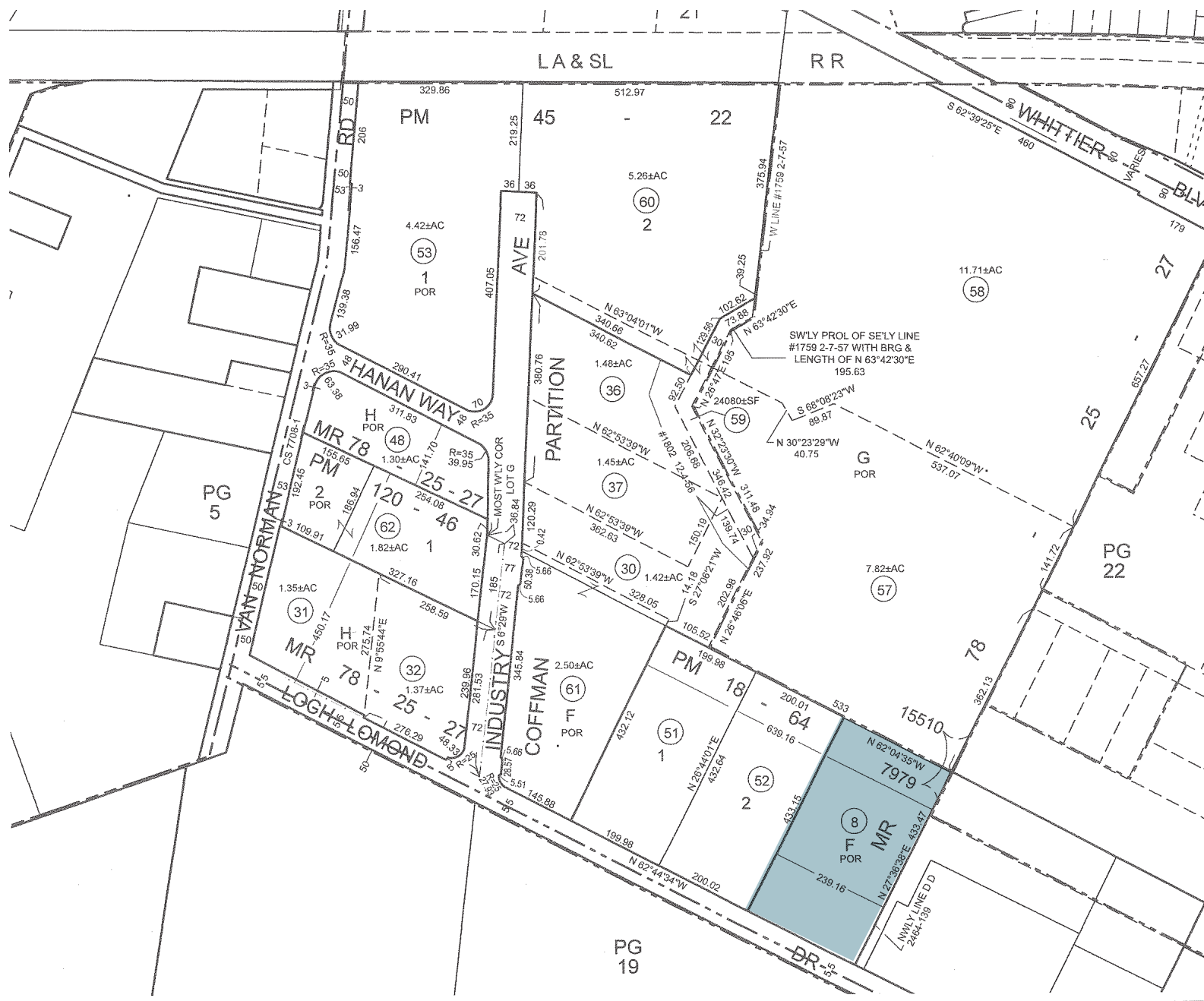
Oversized Lot

LOCH LOMOND DR



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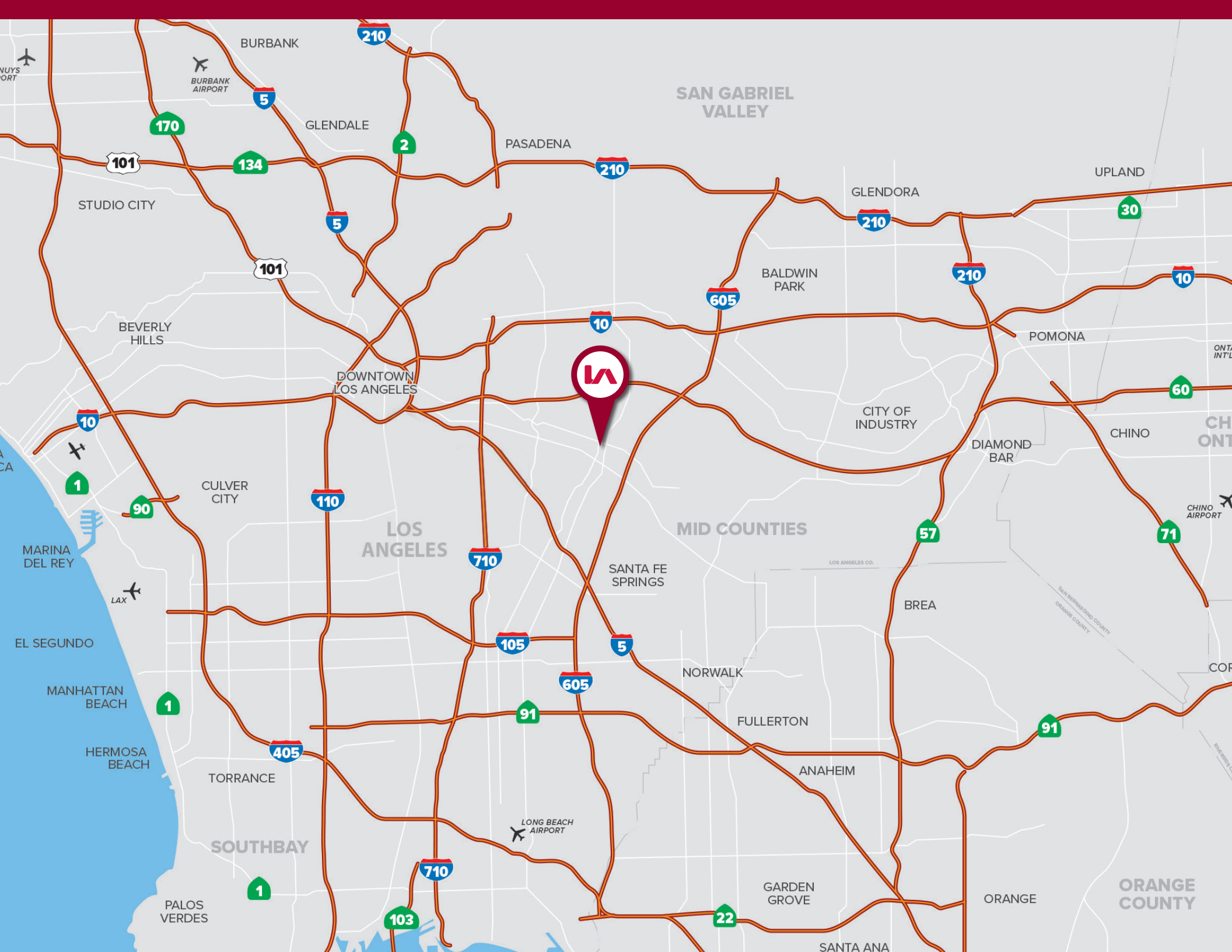






PARAMOUNT BLVD

LOCH LOMOND DR



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LEE-ASSOCIATES.COM

Buyer/Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Buyer/Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Buyer/Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Buyer/Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Buyer/Tenant obtain any use permits or business licenses that may be material to the operation of their business prior to the waiver of any contingencies.

[SELL ONLY]: Seller to verify all tax implications of the sale with the accountant or attorney of their choice.

