



Commercial Brokerage

FOR LEASE
18,676 SQ. FT.



7800 INDUSTRY AVE

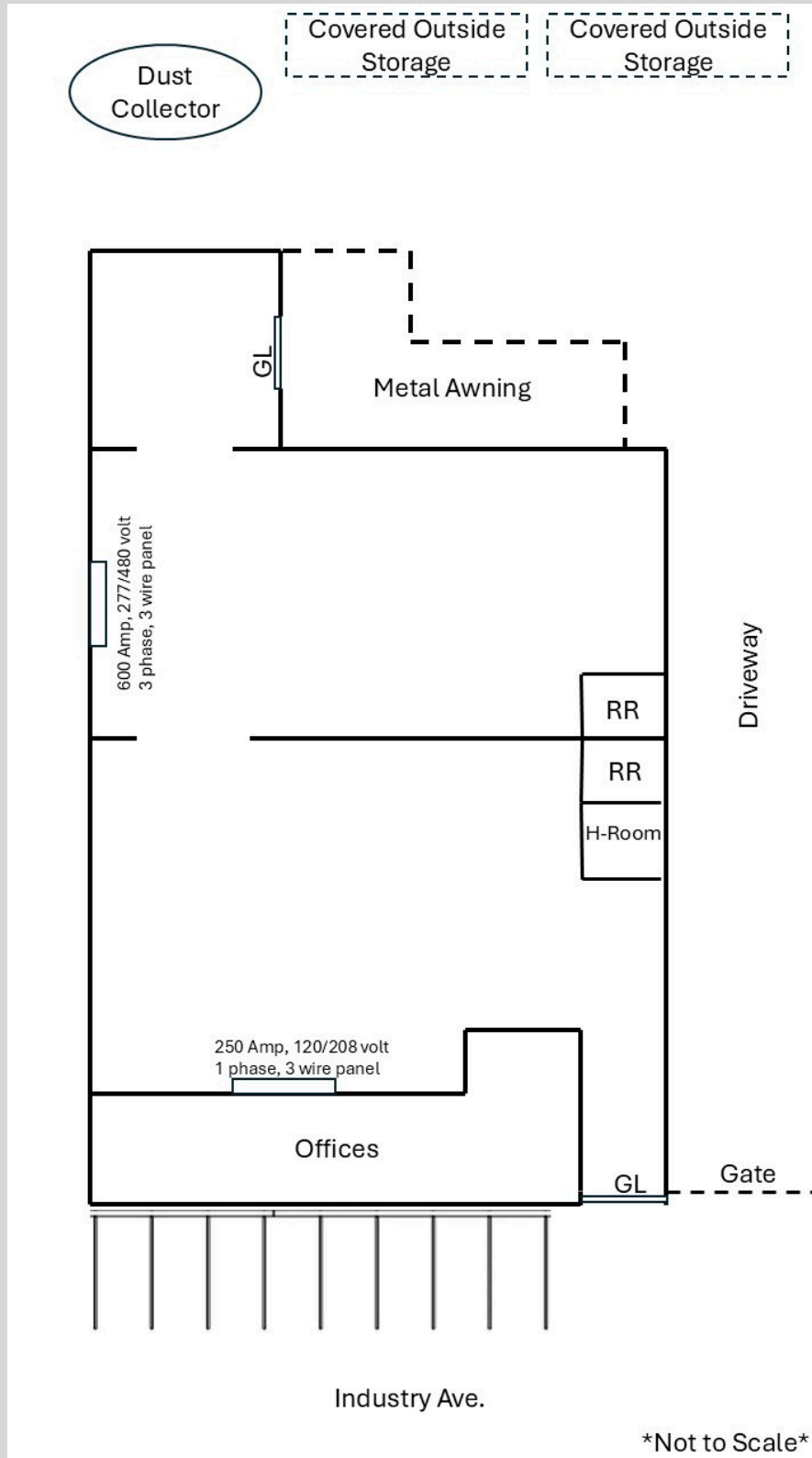
PICO RIVERA, CALIFORNIA

Property Highlights

- ± 18,676 Sq. Ft. Freestanding Building
- ± 1,572 Sq. Ft. Office Area
- 2 Ground Level Doors
- Large Private Fenced Yard
- Covered Outside Storage
- 120 Sq. Ft. Hazard Room
- Existing Dust Collection System
- **\$1.22 per Sq. Ft. Gross (OPEX \$0.03)**
- 2 Separately Metered Electrical Panels
 - 600 Amps, 277/480 Volts, 3 Phase, 3 wire
 - 250 Amps, 120/240 Volts, 1 Phase, 1 Wire (expandable to 400 amps)
- 12'-25' Ceiling Clearance
- Quick 5, 105, and 605 Freeway Access
- Metal Ramp for Truck Loading/Unloading
- **Available December 1, 2024**

* TENANT TO VERIFY ALL INFORMATION CONTAINED HEREIN *

SITE MAP



COMMERCIAL BROKERAGE

16700 Valley View Avenue, Suite 270 | La Mirada, CA 90638

Incocommercialbrokerage.com

FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

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