

INDUSTRIAL FOR
LEASE

Major Price Reduction!



**9935
BEVERLY
BOULEVARD**

UNIT 1

- ±39,384 SF
- 24'
- 4 DH DOORS

E BEVERLY BLVD

ABBEYWOOD DR

9935 Beverly Blvd, Unit 1, Pico Rivera, CA 90660

±39,384 Sq. Ft. Industrial Unit 1

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Peter D. Bacci

SIOR | Executive VP, Principal | LIC NO 00946253

pbacci@lee-associates.com

323.767.2022

INDUSTRIAL FOR LEASE



PROPERTY HIGHLIGHTS

- Large Yard for Trucks/Trailers, Truck Ramp
- 4 Truck High Positions
- Up to 200' Turning Radius
- Excellent Yard Area for Truck/Trailer Storage
- 400 Amps, 277/480 Volts, 3-Phase Power
- New Roof and Skylights
- Available November 1, 2024

PRICING SUMMARY

LEASE RATE: \$58,682/Mo GRS
(\$1.49 PSF + ±\$.03 CAM/Mo)

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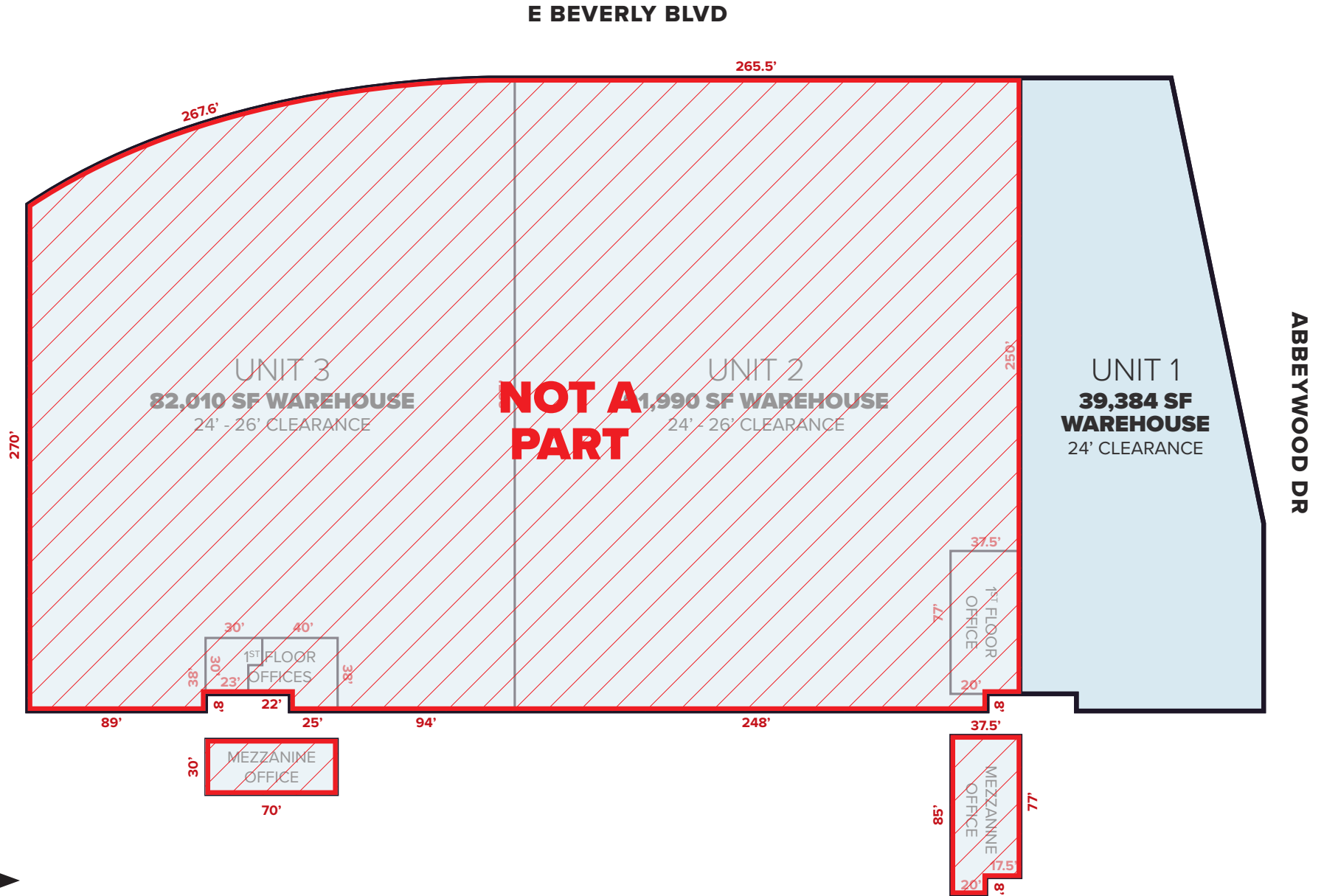
323.767.2022

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PROPERTY HIGHLIGHTS

ADDRESS	9935 Beverly Blvd, Unit 1 Pico Rivera, CA 90660
AVAILABLE SIZE	±39,384 SF
LAND SIZE	POL
OFFICE SIZE	±1,582 SF
PARCEL NO	8124-004-014
USE	Bulk/Warehouse
YEAR BUILT	1973
ZONING	PRIG



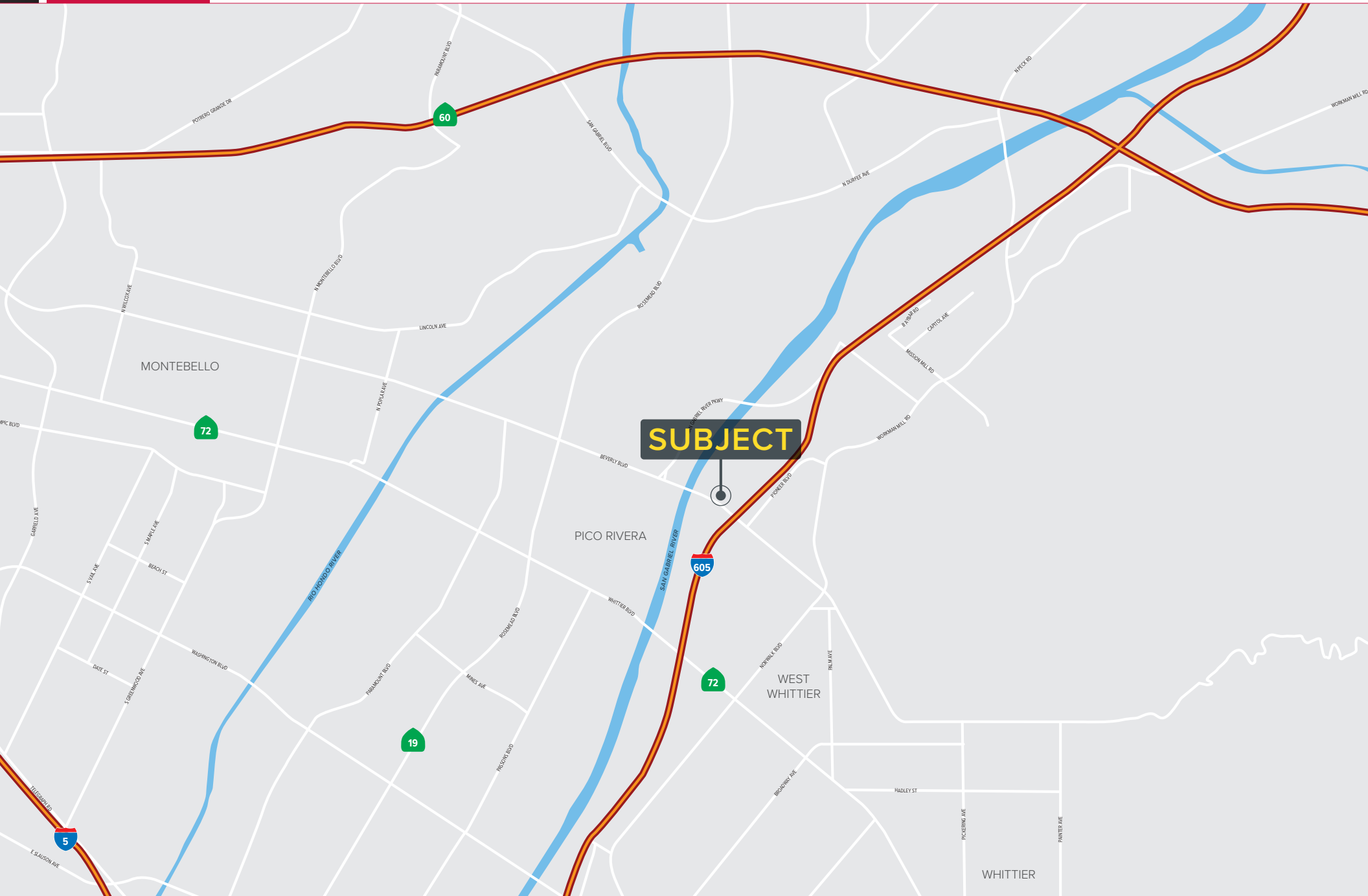


NOTE: Drawing not to scale. All measurements and sizes are approximate.

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9935 Beverly Blvd, Unit 1, Pico Rivera, CA 90660
±39,384 Sq. Ft. Industrial Unit

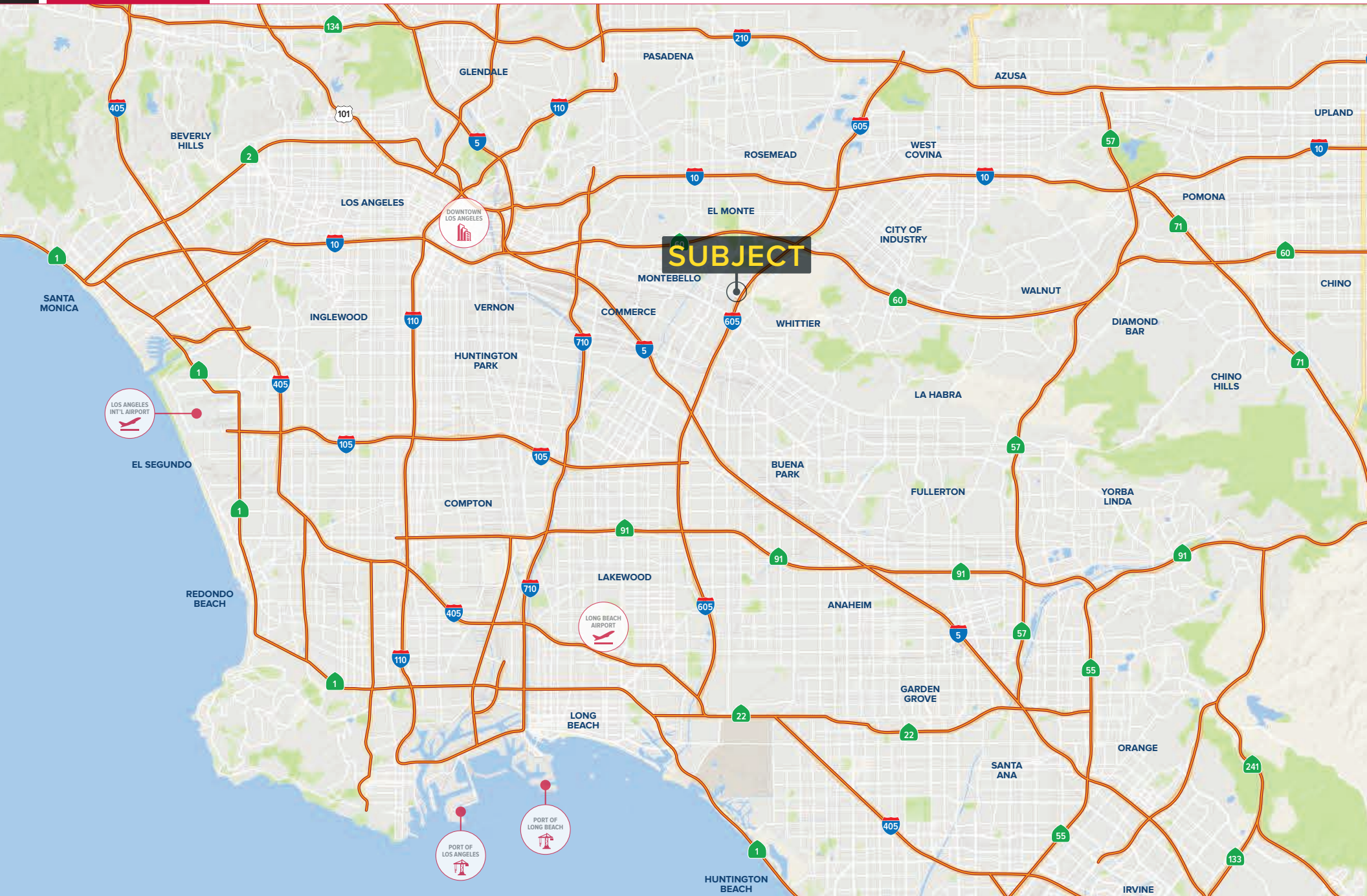
LOCATION MAP



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9935 Beverly Blvd, Unit 1, Pico Rivera, CA 90660
±39,384 Sq. Ft. Industrial Unit

REGIONAL MAP



8124	4 SHEET	P. A. 1623-4 8124-2-32	TRA 9623 9626	REVISED: 89020903001002 90052114001002-27	93100605012001-11 2007040306003001-27 2015091502-27	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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