



OLIVE TREE INDUSTRIAL

**AVAILABLE FOR LEASE
& SALE**

8226 Whittier Blvd, Pico Rivera, CA 90660



CAPROCK
PARTNERS



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 $\pm 31,236$ 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.

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3.1
Acres

$\pm 31.2K$
Building SF

$\pm 104K$
Secured Yard SF

2
Buildings

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 ½ mile from multiple retail centers, restaurants and amenities makes it an ideal location for any business.



Building Total:
±31,236 SF



Office Total:
4,322 SF



Huge secured yard
with 3 access points



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



Remodeled in 2011



3 dock high doors
5 grade level doors



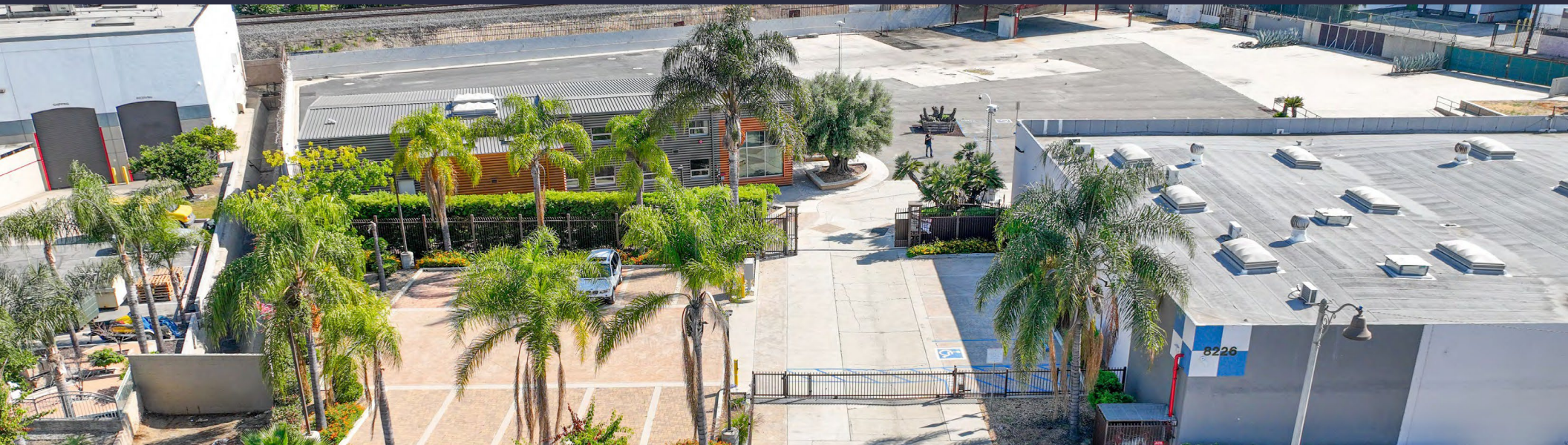
Convenient access to
605 and 5 Freeway



Move-in ready
condition



IPD Zoning, City of
Pico Rivera



Site Plan

SPECIFICATIONS

Availability: Now

Sale Price: \$15.5 Million

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

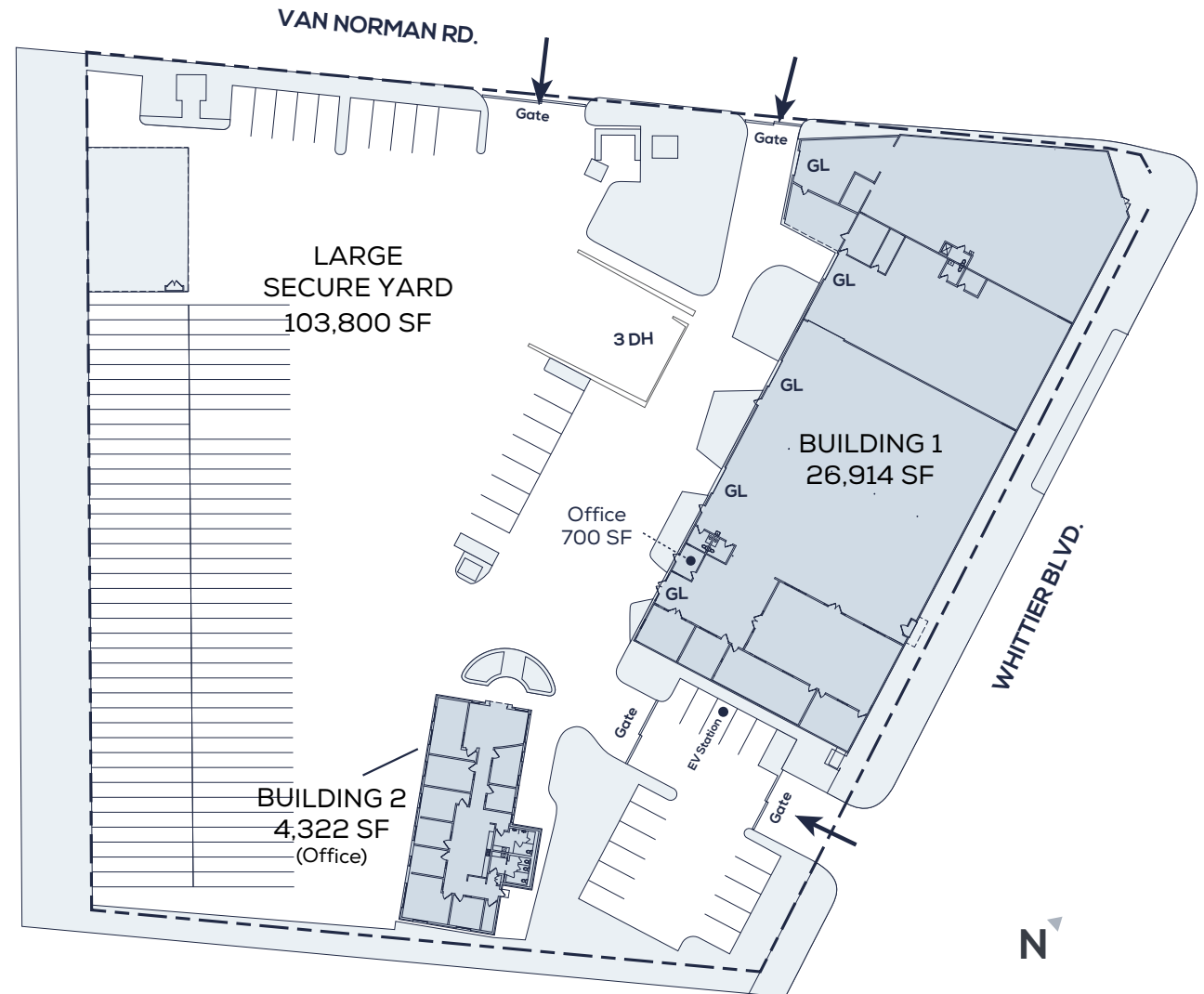
Freestanding Creative Office: 4,322 SF

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.



Own

Purchase Assumptions:

	Per sqft	Total
Purchase Price	\$114.78	\$15,500,000
SBA Fees (Financed)		\$112,000

Total Project Cost \$15,612,000

Start-Up Costs:

Cash Down Payment (10%) \$1,550,000

Monthly Costs:

		Amount
Monthly Payment	\$0.70	\$94,985
Property Taxes	\$0.12	\$16,146
Insurance	\$0.02	\$2,701

Total Monthly Cost \$0.84 \$113,832

Monthly Ownership Benefits (estimate):

		Amount
Monthly Depreciation	\$0.08	\$10,598
Property Tax Benefit	\$0.05	\$6,458
Interest Deduction	\$0.12	\$15,878
Average Appreciation (2%)	\$0.19	\$25,833
Average Principal Reduction	\$0.16	\$22,106

Total Ownership Benefits \$0.60 \$80,874

Total Effective Monthly Cost \$32,957

Lease

Lease Assumptions:

	Per sqft	Total
Lease Rate Per Square Foot Per Month		\$0.75
Lease Rate Per Month		\$101,277

Start-Up Costs:

Prepaid Lease Payment & Security Deposit \$202,554

Monthly Costs:

		Amount
Lease Payment	\$0.75	\$101,277

Total Monthly Cost \$0.75 \$101,277

Monthly Lease Benefits:

Rent Deduction Tax Savings \$40,511

Total Lease Benefits \$40,511

Total Effective Monthly Cost \$60,766

Ownership Analysis Summary:

Annual Effective Cost Difference 333,706

15 Year Wealth Creation 5,005,595

For more information please contact:

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SBA 504 Financing Program

SBA Financing:

	1 st Mortgage by Bank	2nd Mortgage by SBA
Loan Amount	\$9,062,000	\$4,888,000
Interest Rate	6.5% (estimate)	6.51% (Dec '24)
Amortization in Years	25-year amortization	25-year amortization
Percent of Total Loan Amount	58.46% of total	31.54% of total
Loan Fee	\$90,620 1.00% (estimate)	\$112,000 2.15% + \$6,000 legal fee
Monthly Payment	\$61,187	\$33,798 (includes SBA fees)



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