

INDUSTRIAL FOR LEASE

Major Price Reduction!

**9935
BEVERLY
BOULEVARD**

UNIT 1
• ±39,384 SF
• 24'
• 4 DH DOORS

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

±39,384 Sq. Ft. Industrial Unit 1

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

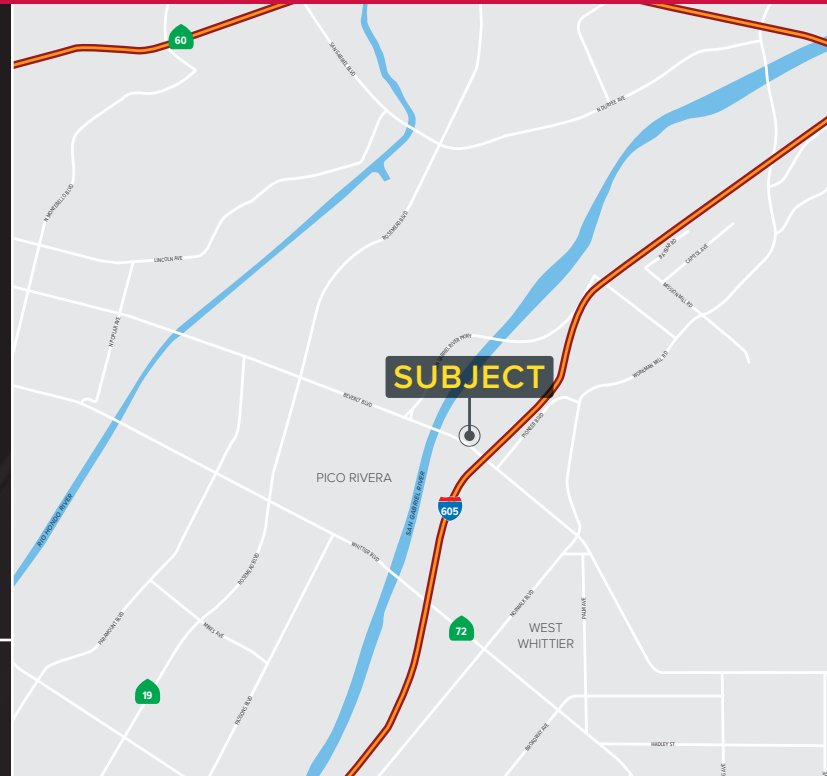
- **LEASE RATE: \$58,682/Mo GRS**
(**\$1.49 PSF + ±\$.03 CAM/Mo**)

Peter D. Bacci

SIOR | Executive VP, Principal | LIC NO 00946253

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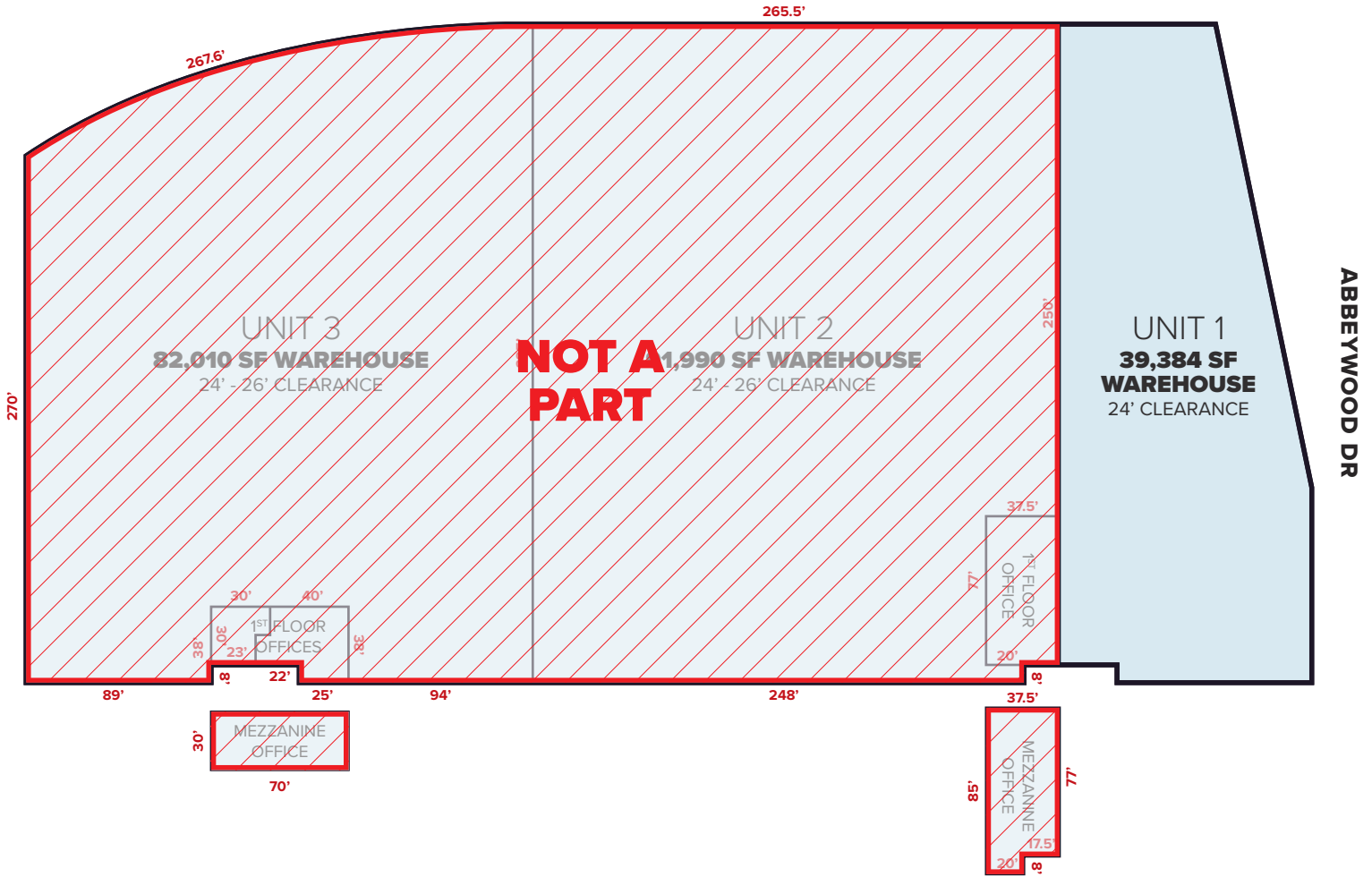
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PROPERTY SITE PLAN

E BEVERLY BLVD



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

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