

# 9950

MISSION MILL RD  
PICO RIVERA, CA 90601

## RENOVATIONS UNDERWAY



**Lease Rate:**  
\$1.45 PSF/Mo Gross  
OPEX: \$0.075 PSF

# For Lease

## ±69,625 SQ. FT. INDUSTRIAL BUILDING

### Building HIGHLIGHTS



**605 Freeway Visibility**  
Immediate Access to 605 Fwy Via Capitol Ave to Rose Hills Rd



**Fenced Secure Truck Loading Area and Car Parking**



**Modern Distribution Facility**



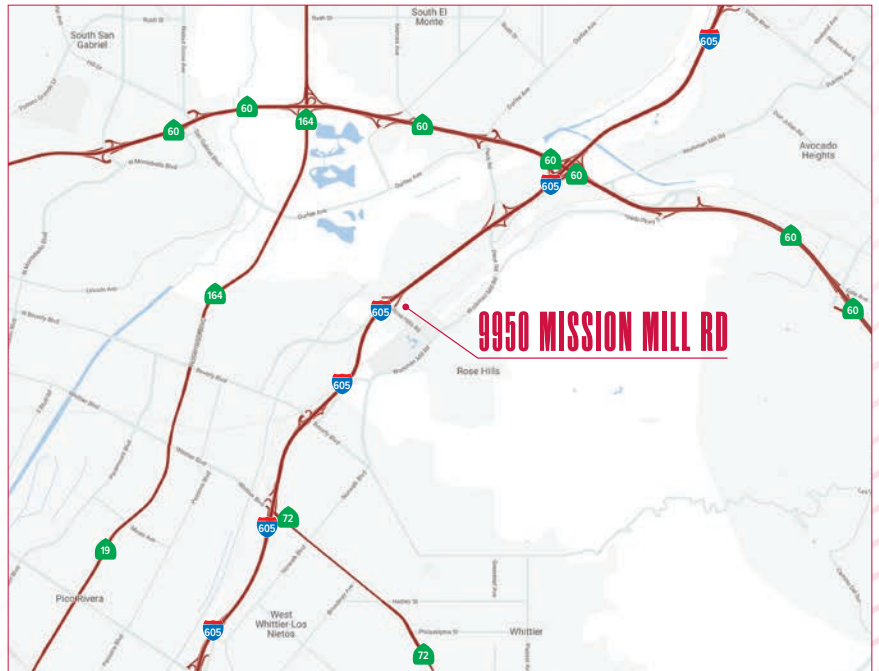
**15 Minutes from Downtown LA**



**Clear Height 24'**



**10 Dock High Positions  
1 Ground Level Door**



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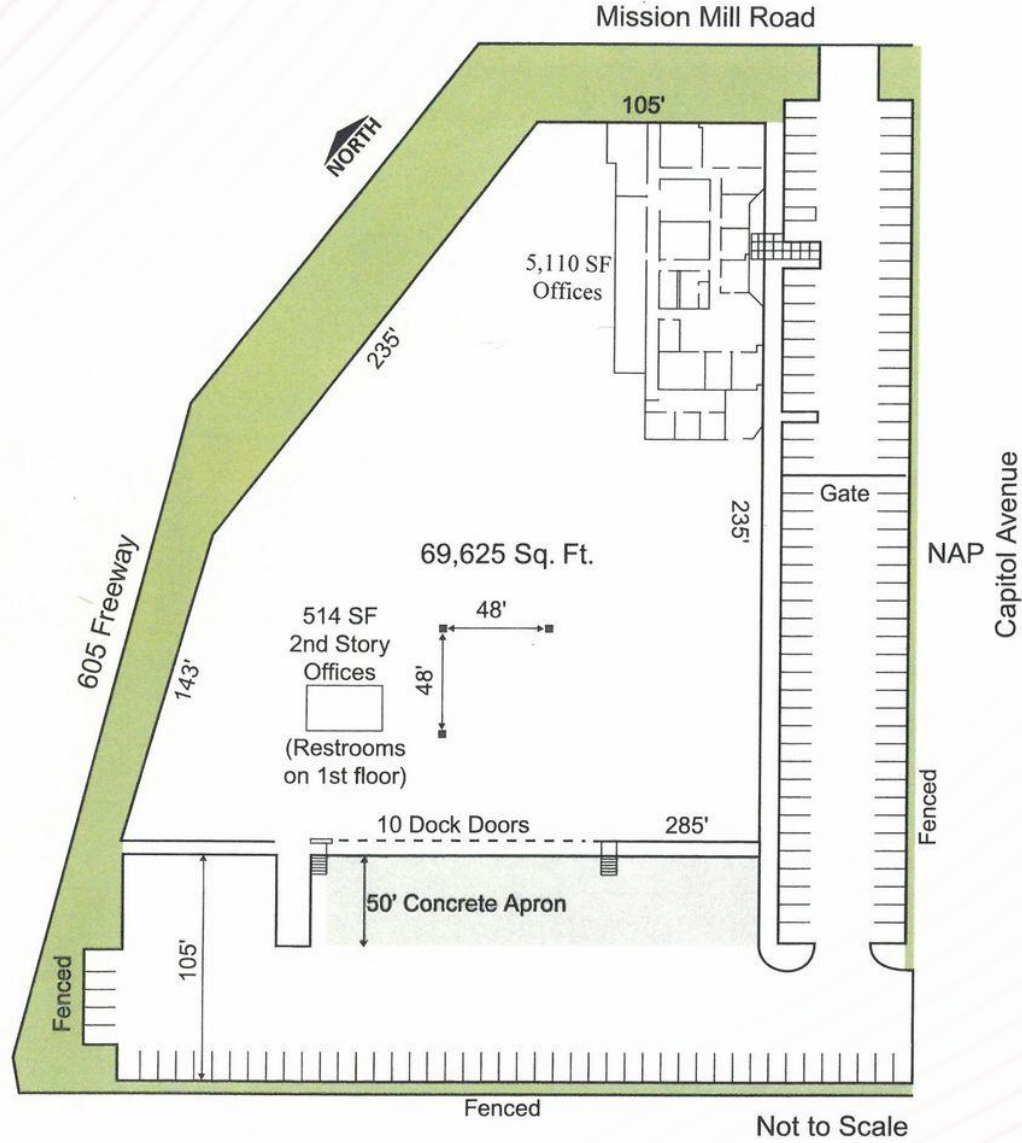
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**SITE PLAN**

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

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