

8640

SLAUSON AVENUE

PICO RIVERA, CA 90660



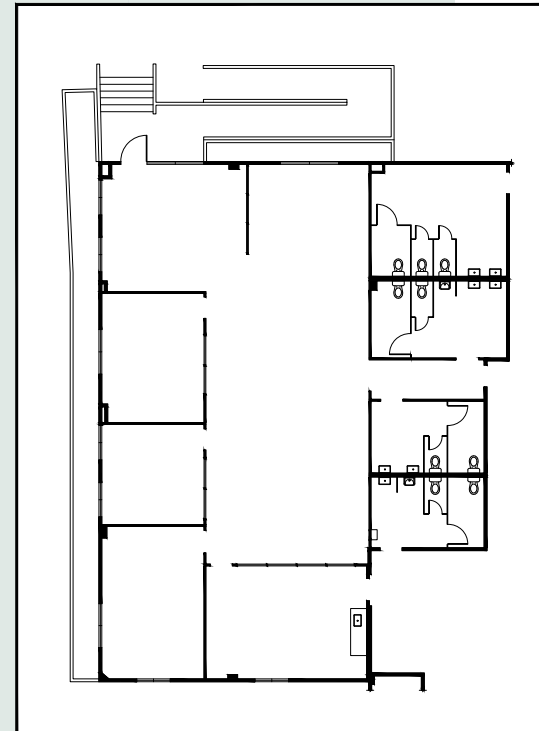
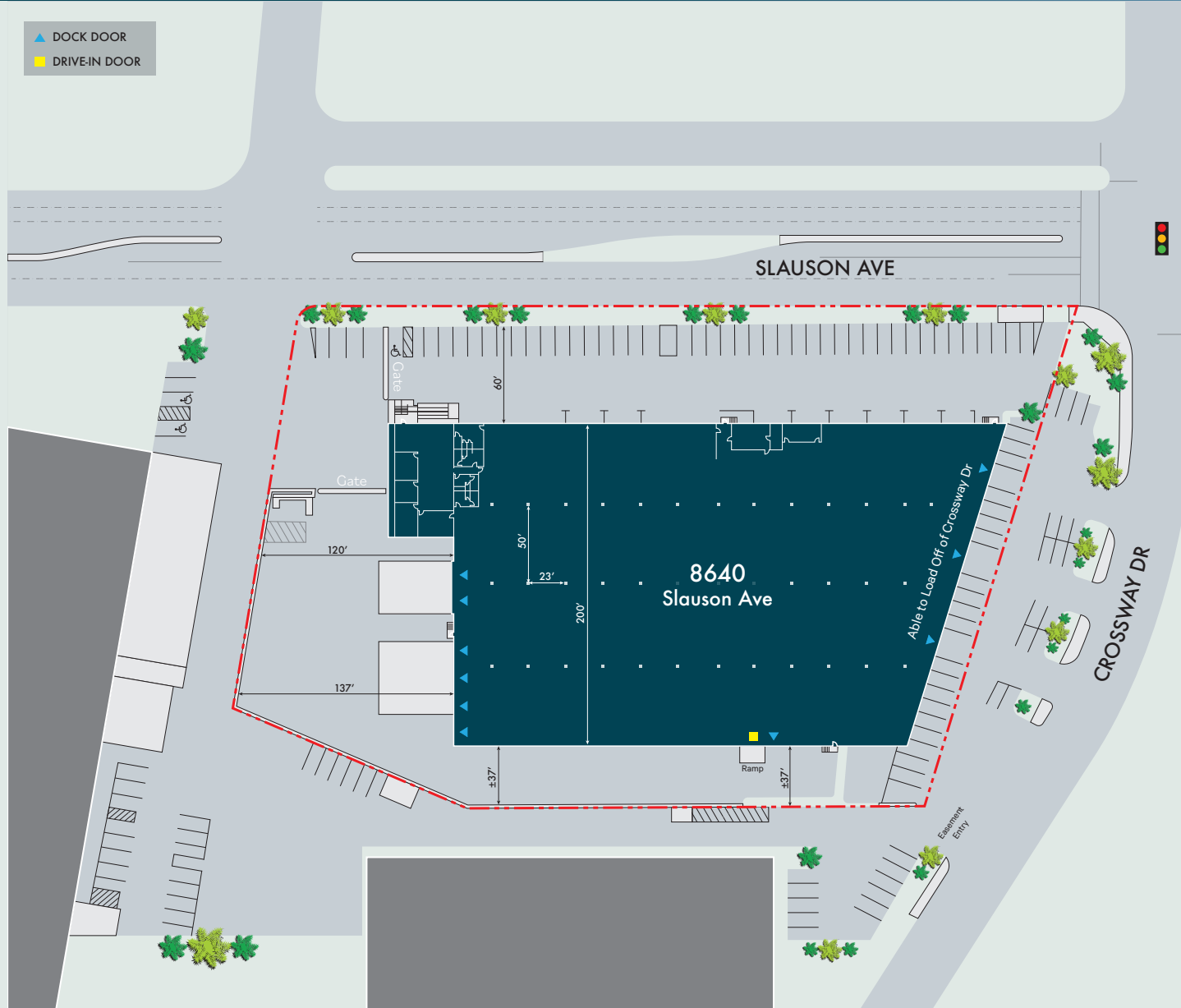
FOR LEASE OR SALE

**±65,014 SF
INDUSTRIAL BUILDING**

CBRE

SITE PLAN

- ▲ DOCK DOOR
- DRIVE-IN DOOR



OFFICE FLOOR PLAN

PROPERTY OVERVIEW



EXCELLENT INDUSTRIAL FACILITY SUITABLE FOR DISTRIBUTION OR MANUFACTURING



10 DOCK HIGH DOORS / 1 GROUND LEVEL WITH DOCK HIGH LOADING ON BOTH SIDES OF BUILDING



GATED AND SECURED TRUCK COURT; 120'-137' TRUCK COURT DEPTH



EXTRA YARD / VEHICLE PARKING



EASY ACCESS TO 5 & 605 FREEWAYS

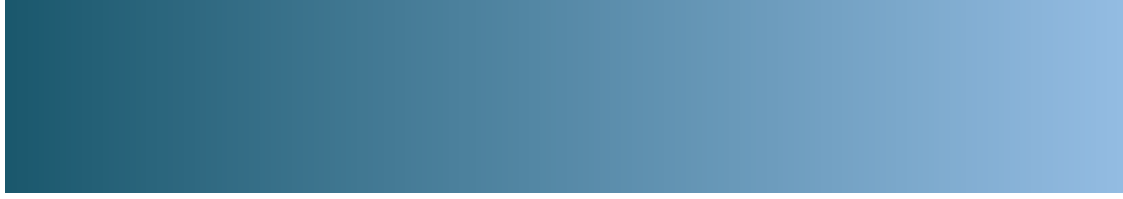


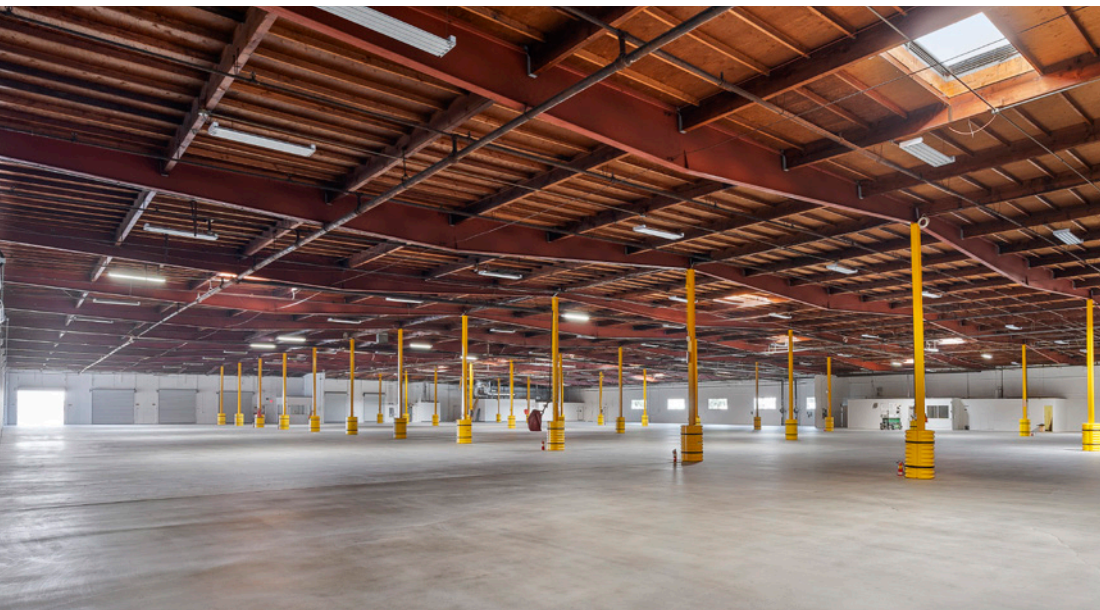
BRAND NEW OFFICES, BATHROOMS, AND BREAKROOM



NEW ROOF & HVAC

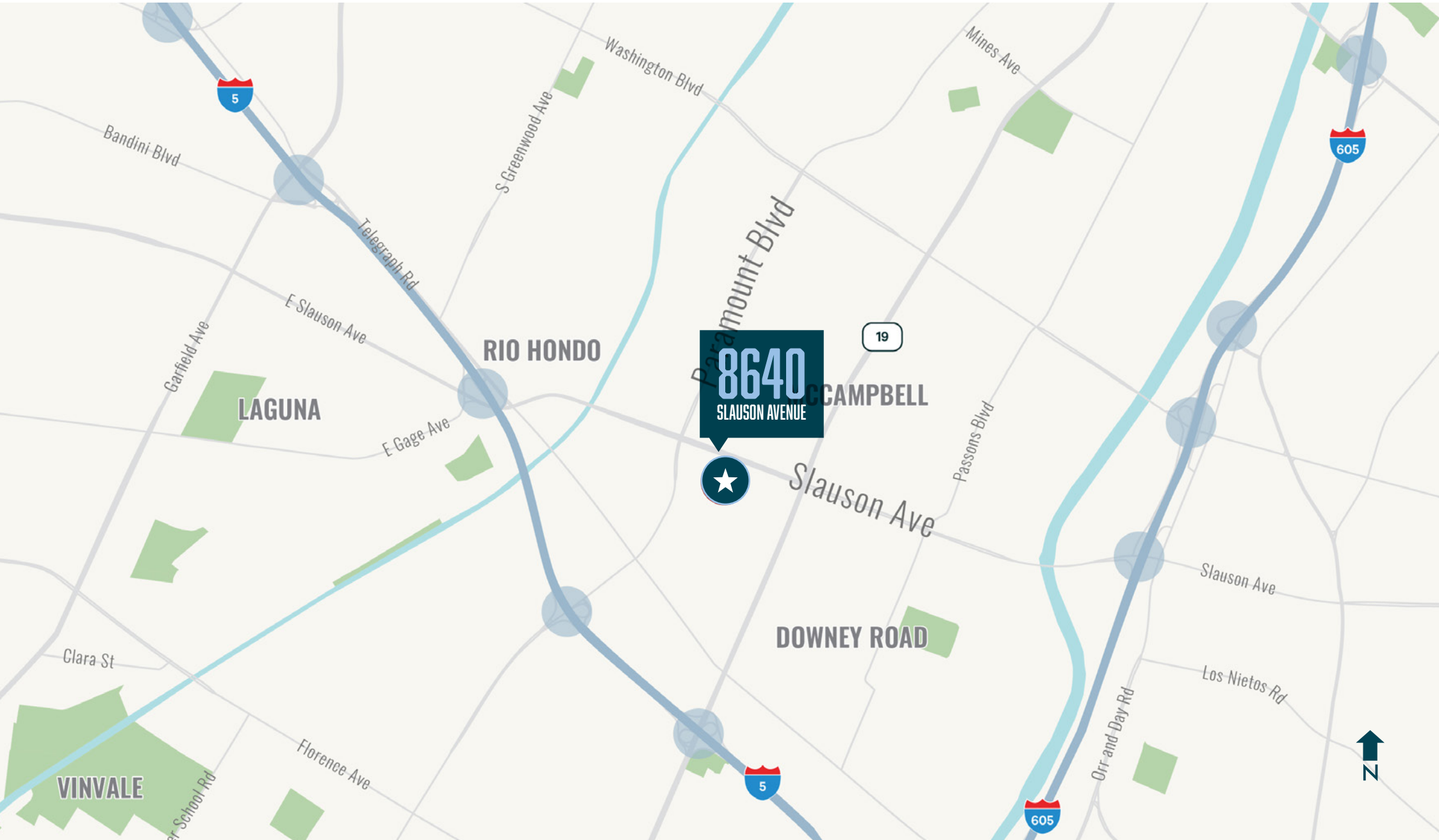




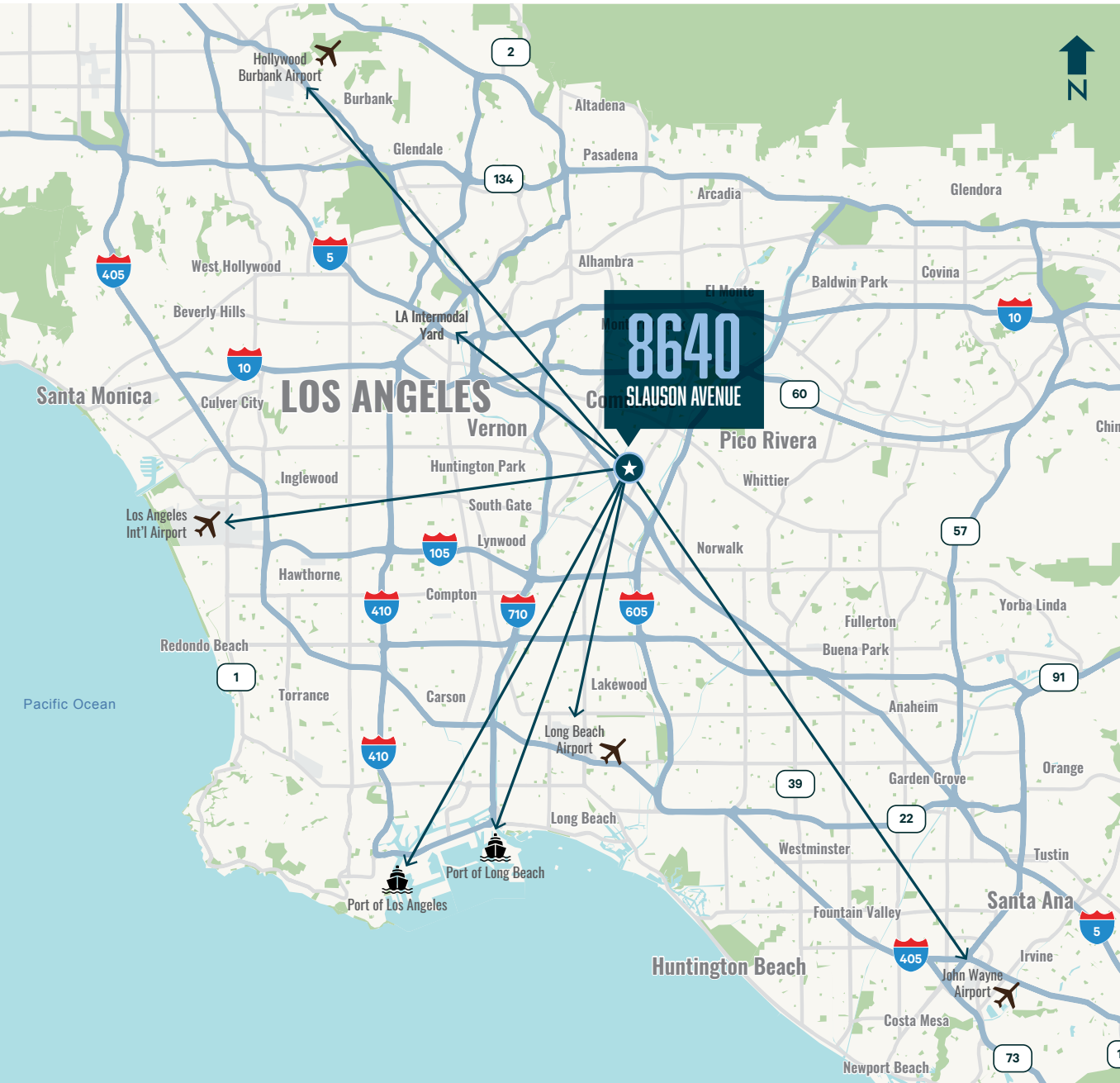


LOCATION MAP

EXCELLENT FREEWAY ACCESS



REGIONAL MAP



Distance To Airports/Ports

AIRPORTS/PORTS	MILES
Los Angeles Airport	20.7
Long Beach Airport	13.5
John Wayne Airport	28.6
Hollywood Burbank Airport	23.7
Port of Los Angeles	21.5
Port of Long Beach	20.3
LA Intermodal Yard	5.2

Proximity to Freeways

FREEWAYS	MILES
 I-5	2.6
 I-605	4.8
 I-710	5.2
 I-105	6.1
 I-10	9.3
 I-405	15.8

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