



**NOW LISTED FOR  
\$10,500,000 (\$77.76 PLSF)**



# OLIVE TREE INDUSTRIAL

**AVAILABLE  
FOR LEASE & SALE**

8226 Whittier Blvd, Pico Rivera, CA 90660



**CAPROCK**  
PARTNER



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 0.5 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



IPD Zoning, city of  
Pico Rivera



Huge secured  
yard with 3  
access points



Move-in ready  
condition



3 dock high doors  
5 grade level doors



Remodeled in  
2011



Convenient access to  
605 and 5 freeway



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

## Approved Uses Under CUP



Building  
Materials  
Storage



Contracting  
Equipment Storage  
and Rental Yard



General  
Warehousing  
and Storage



Manufacturing



Outdoor Storage

\*Subject to approval with the City of Pico Rivera. Tenants/Buyers must independently verify their use with the city. CapRock & JLL make no guarantees on said approved uses.



# Site Plan

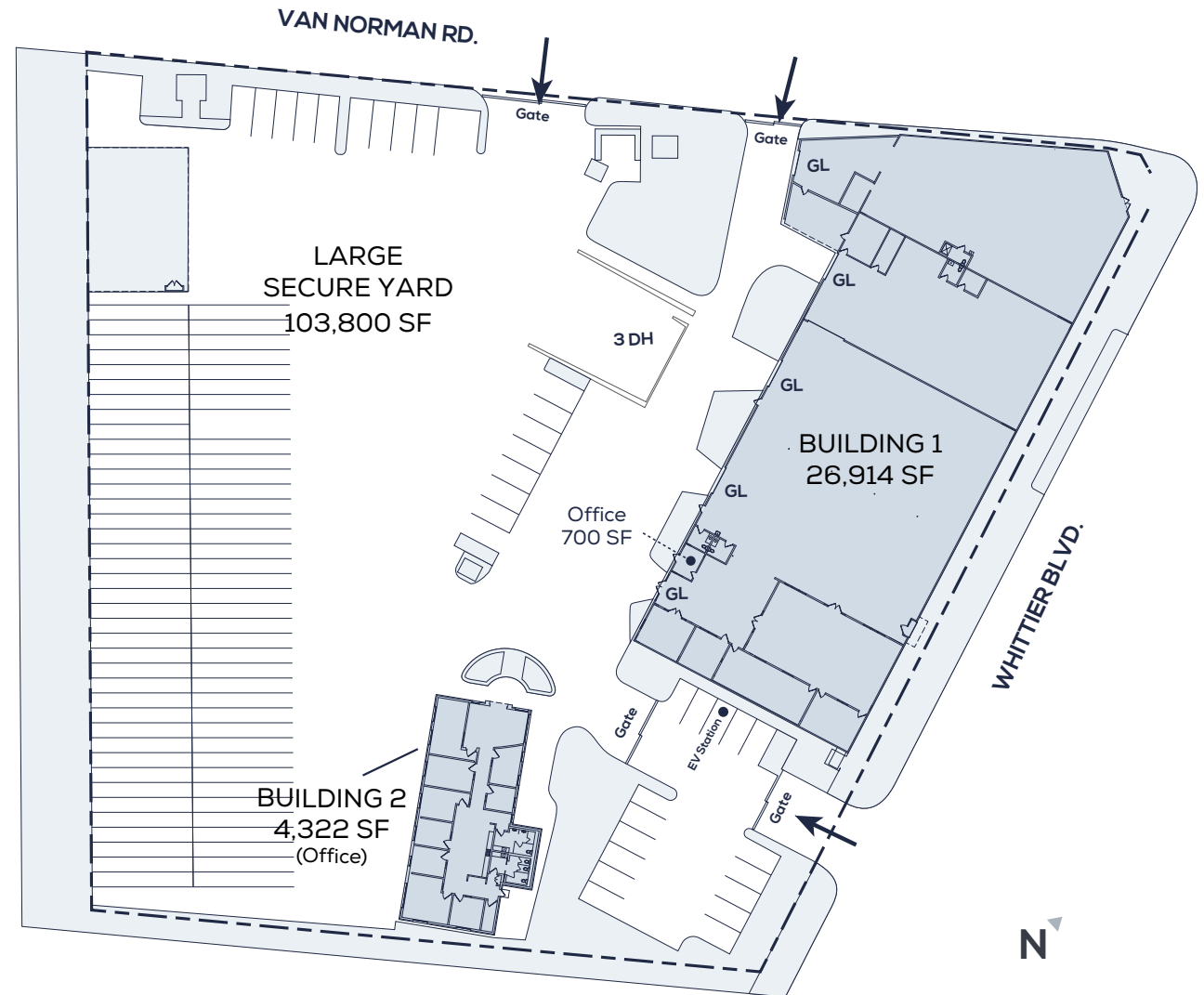
## SPECIFICATIONS

Availability:	Now
Sale price:	\$10,500,000
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.



# Lease vs. Own comparison

## Own

### Purchase assumptions:

	Per SF	Total
Purchase price	\$77.76	\$10,500,000
SBA fees (financed)		\$118,000

**Total Project Cost** \$10,618,000

### Start-up costs:

Cash down payment (10%) \$1,050,000

### Monthly costs:

	Per SF	Amount
Monthly payment	\$0.45	\$60,120
Property taxes	\$0.08	\$10,938
Insurance	\$0.02	\$2,604

**Total Monthly Cost** \$0.55 \$73,661

### Monthly ownership benefits (estimate):

	Per SF	Amount
Monthly depreciation	\$0.05	\$7,179
Property tax benefit	\$0.03	\$4,375
Interest deduction	\$0.07	\$9,488
Average appreciation (2%)	\$0.13	\$17,500
Average principal reduction	\$0.12	\$16,602

**Total ownership benefits** \$0.41 \$55,145

**Total effective monthly cost** \$18,516

## Lease

### Lease assumptions:

	Per SF	Total
Lease rate per month	\$0.75	\$101,277

### Start-up costs:

Prepaid lease payment & security deposit \$202,554

### Monthly costs:

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 \$506,997

**15 Year wealth creation** \$7,604,961

For more information please contact: Lisa Matta  
951-400-2213/ lisa@bfcfunding.com

## SBA 504 Financing program

### SBA financing

	1st Mortgage by bank	2nd Mortgage by SBA
Loan Amount	\$5,250,000	\$4,200,000
Interest Rate	5.75% (estimate)	5.72% (Mar '26)
Amortization in Years	25 year amortization	25 year amortization
Percent of Total Loan Amount	50% of total	40% of total
Loan Fee	\$52,500 1.00% (estimate)	\$118,000 2.65% + \$6,000 legal fee
Monthly Payment	\$33,028	\$27,092 (includes SBA fees)





# OLIVE TREE INDUSTRIAL



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