

# 174,000 SF FOR LEASE

DIVISIBLE ► UNIT 2: 91,990 SF & UNIT 3: 82,010 SF

# 9935

**BEVERLY  
BOULEVARD**

**UNIT 2 • UNIT 3**

PICO RIVERA, CA 90660

**LA INDUSTRIAL**  
BACCI GROUP  
[LAIIndustrialGroup.com](http://LAIIndustrialGroup.com)



PROPERTY HIGHLIGHTS

- Large Yard for Trucks/Trailers
- 22 Truck High Positions - Up to 200' Turning Radius
- 800 Amps, 277/480 Volts, 3-Phase Power
- Adjacent to 605 Freeway - Excellent Access & Visibility
- New APOC - Cool Roof System for Greater Worker Comfort/Productivity

PRICING SUMMARY

UNITS 2 & 3 LEASE RATE:	.. \$149,640/Mo (\$0.86 PSF + ±\$0.03 CAM/Mo) GRS
UNIT 2 LEASE RATE:	. . . . \$79,111/Mo (\$0.86 PSF + ±\$0.03 CAM/Mo) GRS
UNIT 3 LEASE RATE:	. . . . \$70,529/Mo (\$0.86 PSF + ±\$0.03 CAM/Mo) GRS

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YOUR INDUSTRIAL REAL ESTATE TEAM SPECIALIZING IN SALES, LEASING AND INVESTMENTS

FOR MORE INFORMATION, PLEASE CONTACT



PETER D. BACCI

Executive Vice President, Principal | LIC NO 00946253

[pbacci@lee-associates.com](mailto:pbacci@lee-associates.com)

📞 323.767.2022

📠 213.447.4137



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

LEE & ASSOCIATES\* - COMMERCE, INC. | CORP ID 01125429  
500 Citadel Drive, Suite 140, Commerce, California 90040  
P: 323.720.8484 | F: 323.720.8474 | [Lee-Associates.com](http://Lee-Associates.com)

The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.

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PROPERTY AERIAL



**9935**  
BEVERLY  
BOULEVARD

**UNIT 3**

- 82,010 SF
- 24' - 26'
- 8 DH DOORS

**9935**  
BEVERLY  
BOULEVARD

**UNIT 2**

- 91,990 SF
- 24' - 26'
- 14 DH DOORS

SHARED YARD

E BEVERLY BLVD

ABBAYWOOD DR

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PROPERTY PHOTOS



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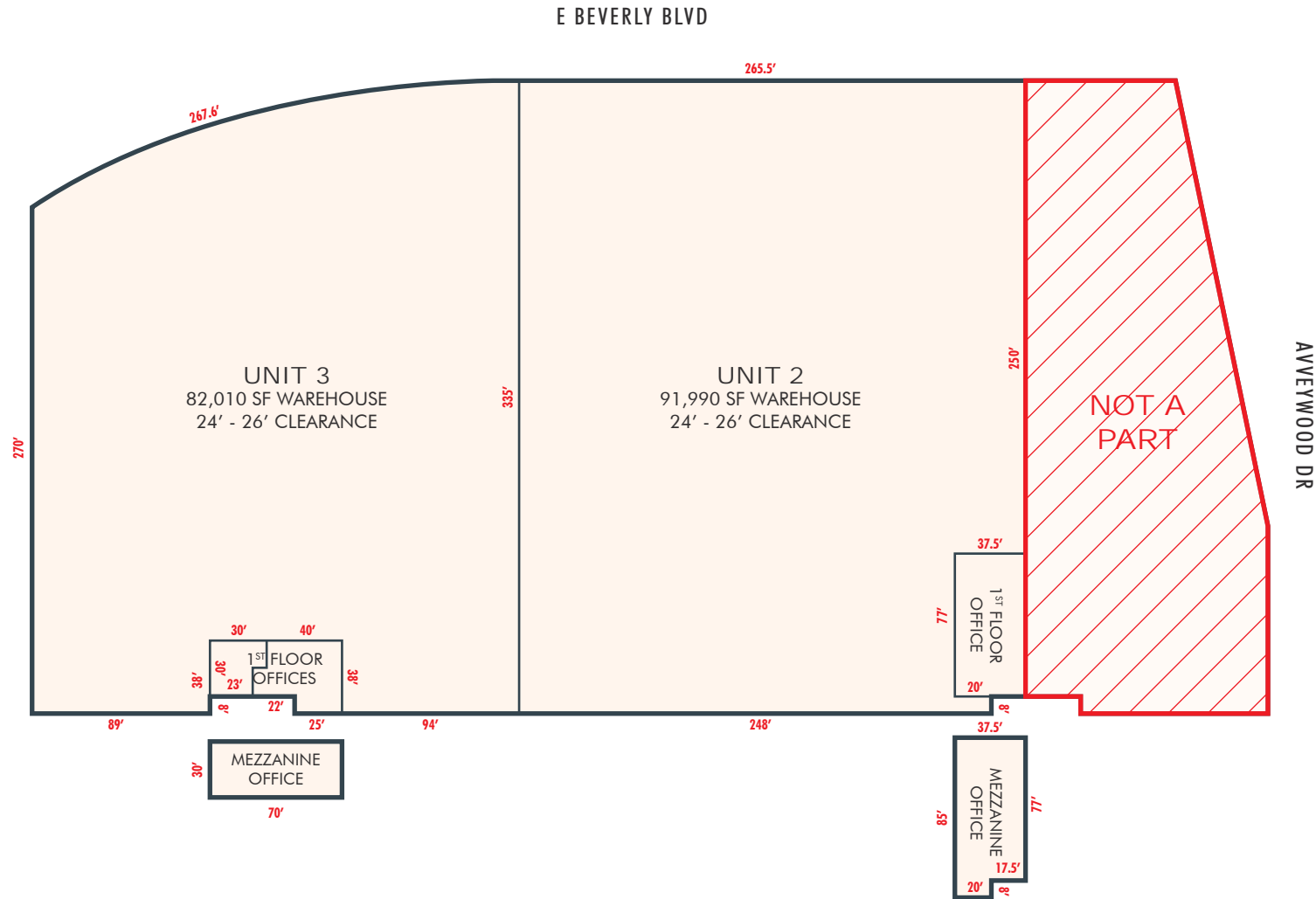
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PROPERTY SITE PLAN



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