

FOR LEASE

APPROX. 10,000 SF MULTI-PURPOSE WAREHOUSE BUILDING

9555 Brasher Street, Pico Rivera, CA 90660



LANCELOT
Commercial Industrial Brokerage



Space Available	•	+/-10,000 SF
Rental Rate	•	\$1.20 PSF NNN
Parking	•	10 Spaces in Onsite Lot

PROPERTY HIGHLIGHTS

- Suitable for Warehouse, Distribution, or Manufacturing
- Onsite Parking Lot + Abundant Street Parking
- Three Private Offices + Two Bathrooms
- 24' Warehouse Interior Ceilings
- 277/480 Volt Power Supply (Tenant to Verify)
- 2 Hi-Loading Docks With Access For 52' Trucks
- NNN Fee: +/- \$0.17 PSF

**Square Footage Approximate –
Tenant to Independently Verify*

LANCE LEVIN, PRESIDENT

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AVAILABLE
September 1, 2024



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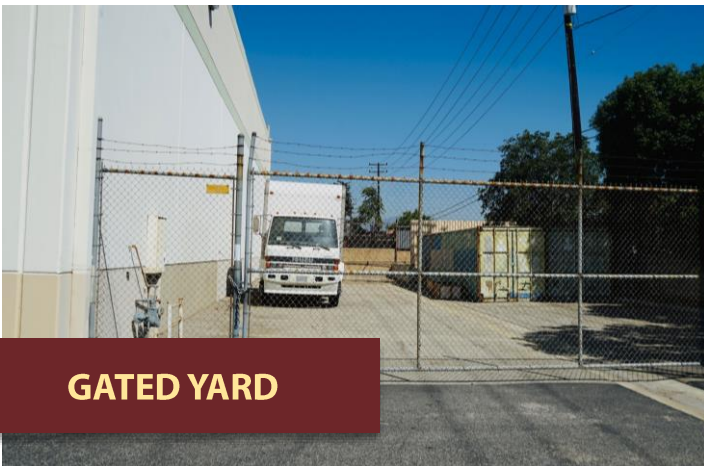


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HI-LOADING DOCKS



GATED YARD



WAREHOUSE



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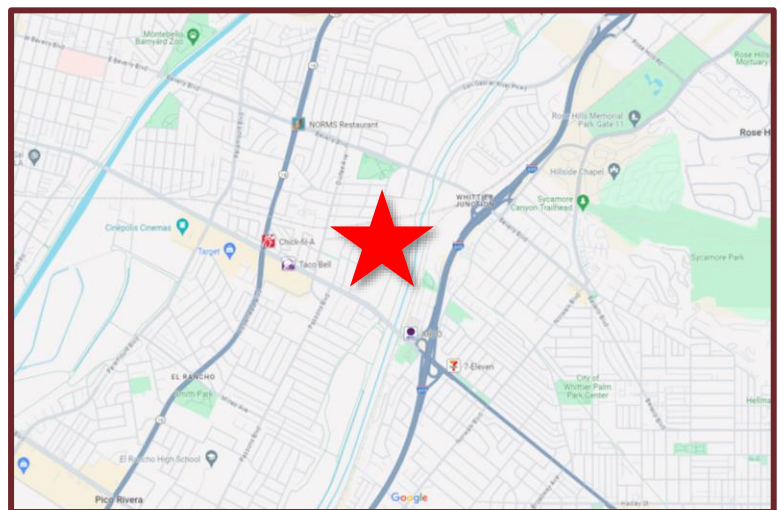


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LOCATION HIGHLIGHTS

- Located in a Sizable Industrial Park With Several Supply Chain Distribution Centers
- 3 Blocks From the 605 Freeway Access at Whittier Boulevard
- 5 Minute Drive From the 60 + 605 Freeway Interchange



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