



FOR LEASE: 9.55 ACRES

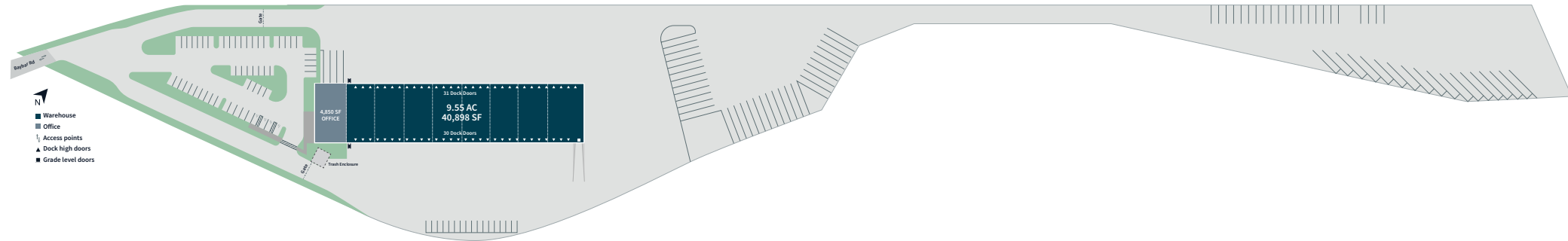
40,898 SF, RARE INFILL LAST-MILE DISTRIBUTION CENTER
CROSS DOCK FACILITY IN THE SAN GABRIEL VALLEY

PROPERTY OVERVIEW



This rare infill last-mile cross-dock distribution facility in the San Gabriel Valley offers exceptional functionality and access, featuring 61 dock-high doors designed for high-throughput operations and generous parking with 53 on-site trailer stalls, 20 truck tractor stalls and 75 auto spaces. Ideally located equidistant between the Peck Road and Rose Hills Road on/off ramps, it provides excellent visibility and prominent signage along the 605 Freeway, while benefiting from low property taxes in Pico Rivera with convenient access to the City of Industry.

PROPERTY FEATURES



±9.55 Acres
Total Land Area



32'
Minimum Clear Height



53 Trailer Storage Stalls
20 Truck Tractor Stalls
(or Expanded Car Delivery Van Parking)



±40,898 SF
Square Foot Building



Wood-Framed Deck
Structure



75 Stalls
Auto Parking



95'-4" x 429'
Building Dimension



7" Reinforced Concrete
Floor Slab



ESFR
Fire Protection



4,850 SF
Office Area



61
Dock High Doors



Main Service 1,200 Amp /
2,000 Amp Service Electrical



No Columns
Open Warehouse

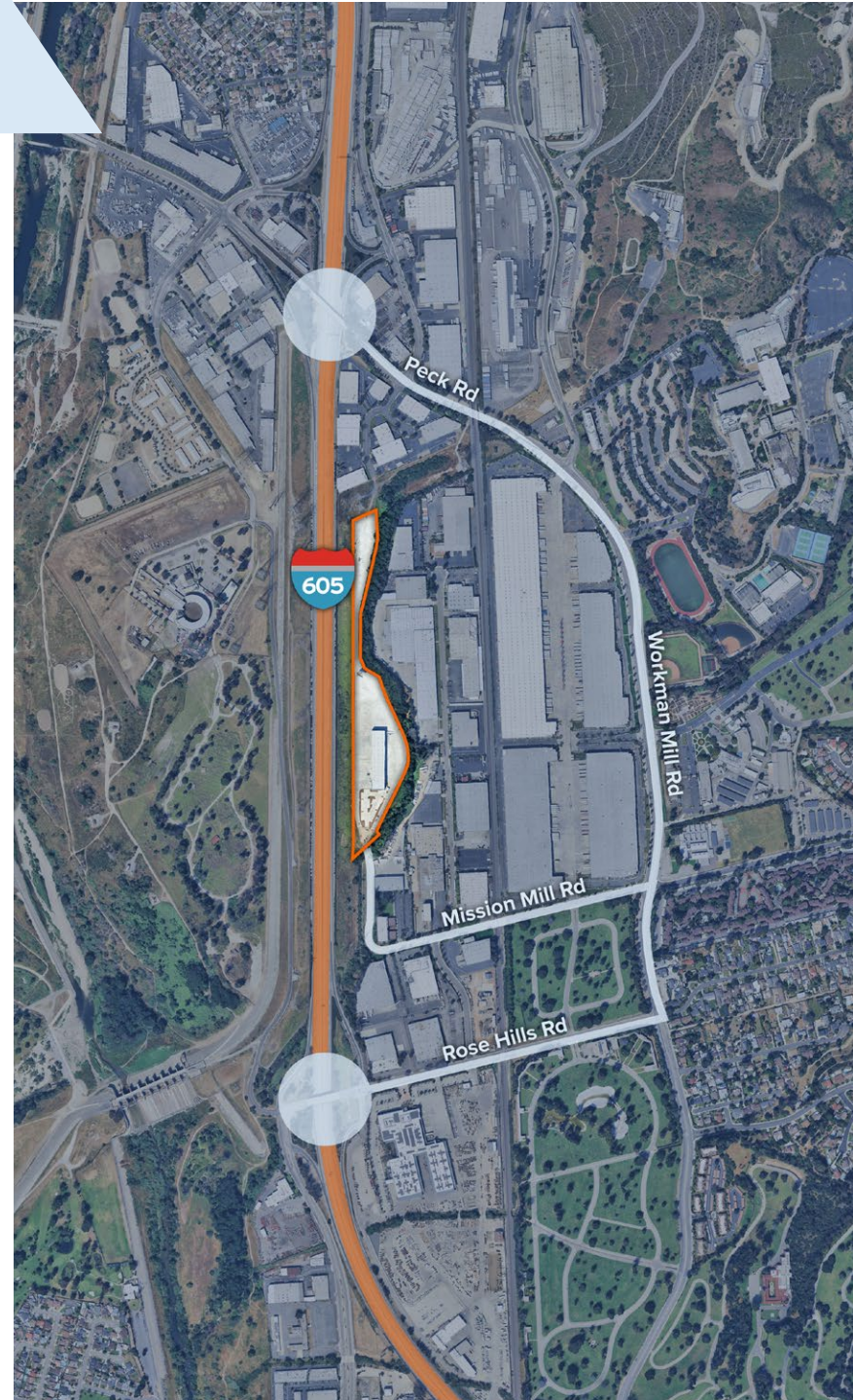


1
Grade Level Door



2-Year Whole Building
20-Year Roof Warranty

LOCATION MAP



TRANSPORTATION MAP



Freeways

I-605	1 mile
CA-60	3 miles
I-5	7 miles



Airports

Long Beach Airport	18.5 miles
Los Angeles Int'l Airport	27 miles



Intermodal / Ports

BNSF Railway	12.5 miles
Union Pacific Railway	14 miles
Port of Long Beach	26.5 miles
Port of Los Angeles	28 miles

3900 BAYBAR RD

FOR LEASE: 9.55 ACRES PICO RIVERA, CALIFORNIA



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