

7805 Paramount Blvd



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7805 Paramount Blvd, Pico Rivera, CA 90660



Price: \$12.60 /SF/YR

Rare freestanding $\pm 11,280$ SF industrial facility situated on an approximately $\pm 27,346$ SF secured lot in Pico Rivera. The building offers an efficient industrial configuration with approximately $\pm 1,440$ SF of improved office space and $\pm 87\%$ warehouse area.

Warehouse features include two ground-level loading doors, 13'–19' clear height, 3-phase power and a functional open layout suitable for a variety of industrial operations. The oversized fenced lot provides valuable yard area for vehicle circulation, outdoor storage and operational use.

The property offers convenient access to major transportation corridors serving Los Angeles and the surrounding industrial markets and is available for immediate occupancy. Suitable for warehouse, distribution, storage, light manufacturing and other uses permitted by the City of Pico Rivera.

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Freestanding ±11,280 SF Industrial Facility
Oversized ±27,346 SF Secured Lot
Fenced Yard / Outdoor Storage Capability
Two Ground-Level Loading Doors
13'–19' Clear Height
100AMPS/480V 3-Phase Power (~200AMPS/240V 3-Phase)



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RE/MAX Champions

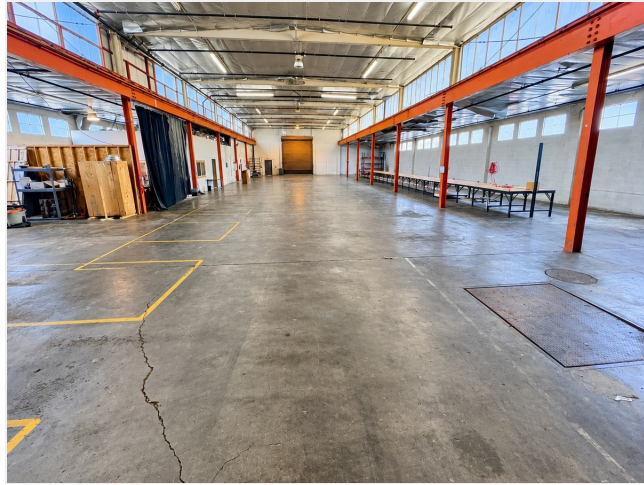
121 S Mountain Ave
Upland, CA 91786



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Warehouse Depth

Listing space

1st Floor

Space Available	11,280 SF
Rental Rate	\$12.60 /SF/YR
Date Available	Now
Service Type	Industrial Gross
Office Size	1,440 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Rare freestanding $\pm 11,280$ SF industrial building situated on a $\pm 27,346$ SF secured lot in Pico Rivera. The property offers an efficient $\pm 87\%$ warehouse configuration with only $\pm 1,440$ SF of improved office space, providing excellent functionality for warehouse, distribution, storage, light manufacturing and other permitted industrial uses. Features include two ground-level loading doors, approximately 13'–19' clear height, fenced yard space, 3-phase power and ample room for vehicle circulation and outdoor operations. Convenient access to major transportation corridors and available for immediate occupancy.

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Property Photos



8454 Trojan St



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Property Photos



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Property Photos



Office



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Location

