

**8800 SLAUSON AVENUE
PICO RIVERA, CA**

**FOR SALE
30,706 SF**

**STATE-OF-THE-ART
INDUSTRIAL BUILDING**

- CORPORATE IMAGE
- MAJOR STREET FRONTAGE
- HUGE FENCED YARD
- HIGH CLEARANCE
- 3 DOCK HIGH DOORS
- CLOSE TO I-5 & 605 FWYS



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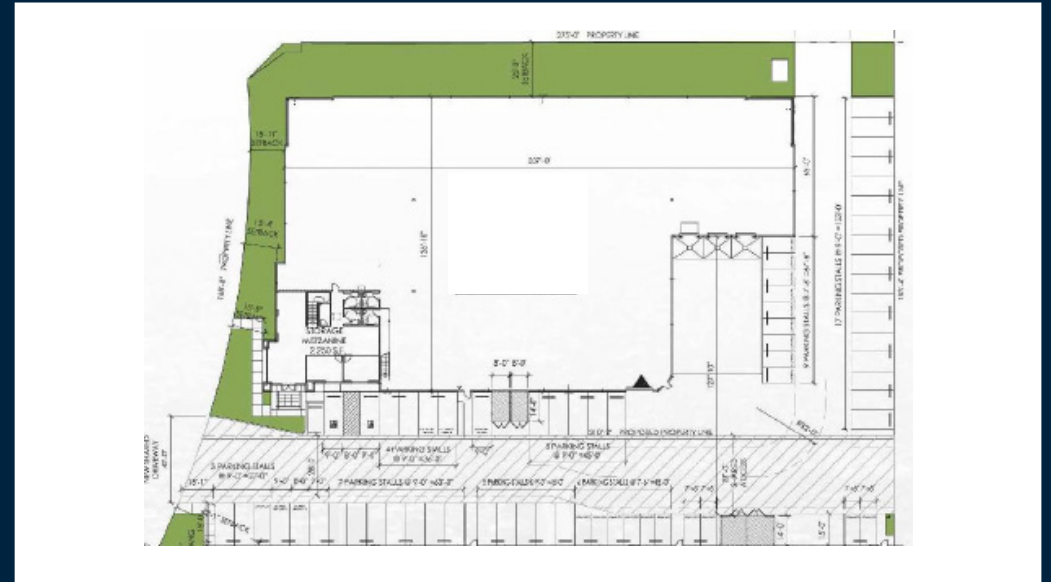
The Offering

interPres Commercial Realty is pleased to present an excellent opportunity to purchase a state-of-the-art, near new industrial property located at 8800 Slauson Avenue, Pico Rivera. The property is in excellent proximity to the I-5 & 605 freeway interchange, is ideal for warehousing, manufacturing, assembly, or distribution. It features approximately 4,400 square feet of deluxe offices on two stories, 2 office and 2 warehouse restrooms, minimum 26' warehouse clearance, 3 exterior dock high loading doors, 1 ground level door, heavy power, and a huge fenced yard. The property has major street frontage with dual street access to the parking/yard area.



Property Specifications

Total Building	30,706 SF
Office Area	4,400 SF
Yard Area	Fenced & Paved
Construction	Concrete Tilt-up
Clear Height	26' minimum
Loading Doors	3 DH/1 GL
Sprinklered	Yes - ESRF
Power	800A-277/480V
Parking	39
Year Built	2015



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt it's accuracy, we do not guarantee it or make any representations about it. interPres Commercial Realty suggests you perform a careful, independent investigation of the property to determine the suitability of the property for your needs. All measurements and specifications are approximate.



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