



8401 Slauson Avenue

Pico Rivera, CA 90660

±60,490 SF INDUSTRIAL BUILDING FOR LEASE





HIGHLIGHTS



Slauson Avenue Frontage



Minutes From 5 Freeway



Excellent Manufacturing Building



Well Distributed Power



2 GL & 7 DH Doors



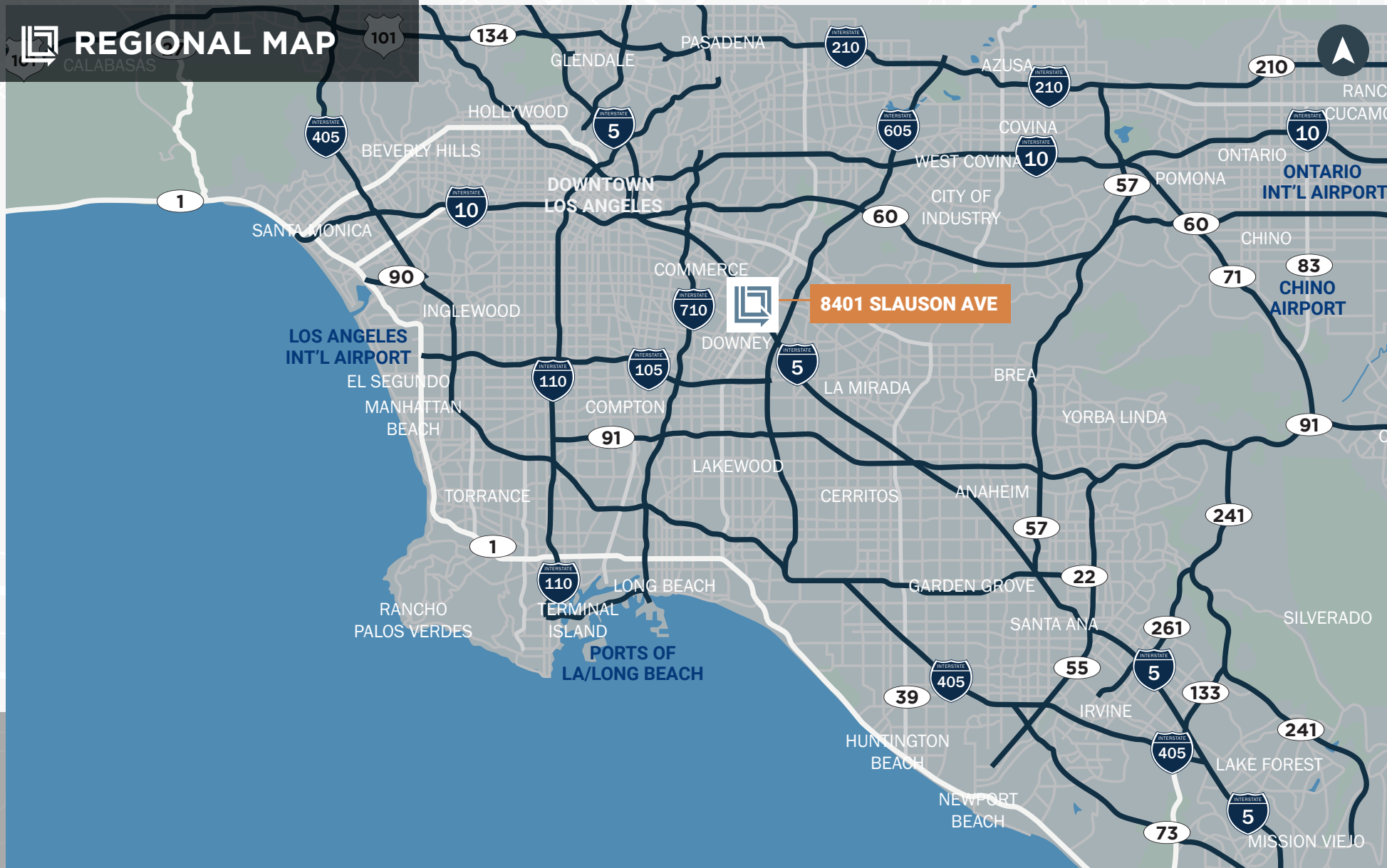
16' -22' Clear



1,500 SF Office

**Lease Rate: \$66,539/Mo
(\$1.10 PSF/Mo NNN
Nets: \$0.32)**

REGIONAL MAP



KEY DISTANCES



0.5 MILES



3.0 MILES



4.0 MILES



2 MILES



6.5 MILES



DOWNTOWN
LOS ANGELES
10 MILES



10.5 MILES



PORTS OF
LOS ANGELES AND
LONG BEACH
20 MILES



LOS ANGELES
INT'L AIRPORT
15 MILES

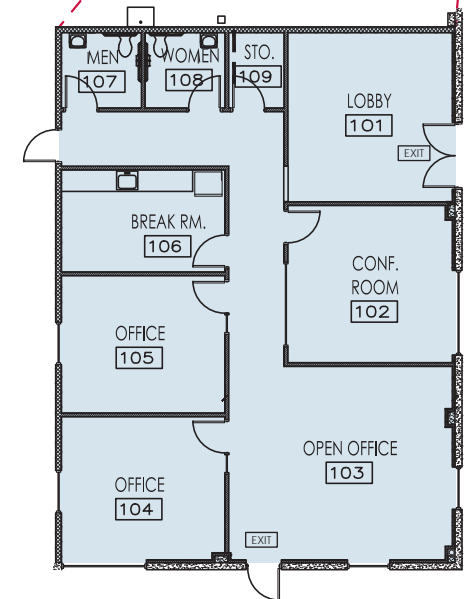
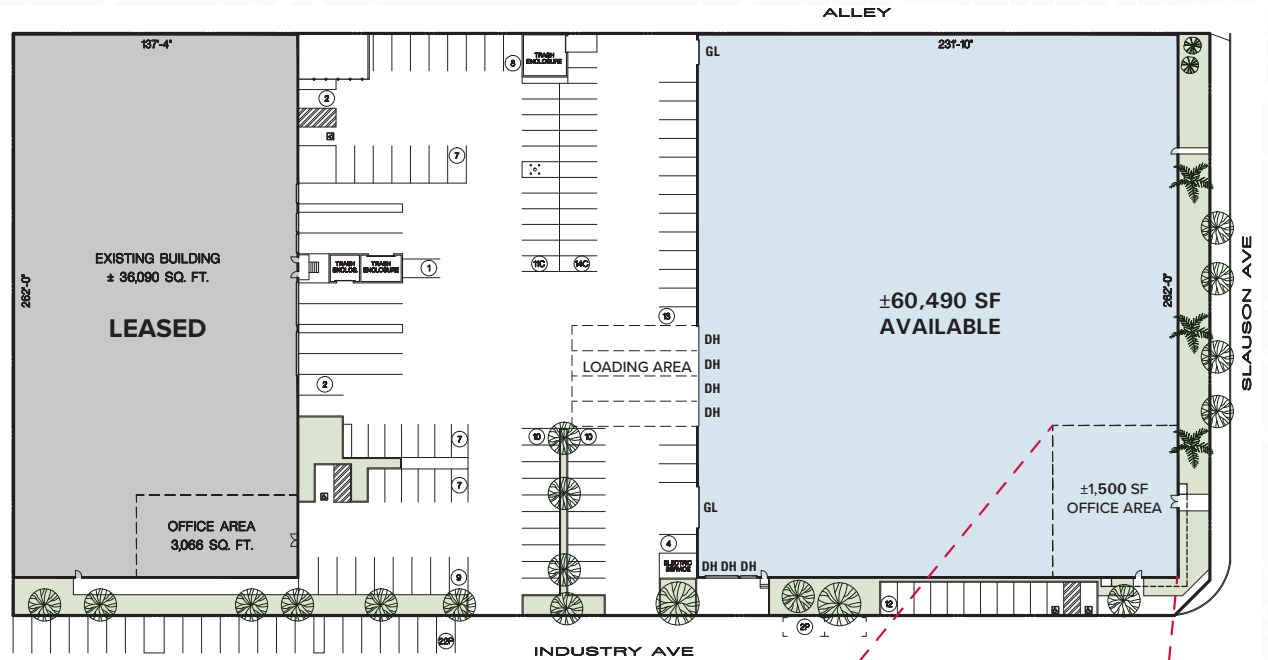
 **PROPERTY PHOTO**



 **PROPERTY PHOTO**



PROPERTY SITE PLAN



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



 **YOUR LOCAL EXPERT**

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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