



OLIVE TREE INDUSTRIAL

8226 WHITTIER BOULEVARD, PICO RIVERA, CA

± 31,236 SF on 3.1 ACRES
Available For Lease



CAPROCK
PARTNERS

SOUTHLAND⁷
CRE GO BEYOND



Project Highlights



Building 1: 26,914 SF
Building 2: 4,322 SF



Office Building 1: 700 SF
Office Building 2: 4,322 SF



Building 2 remodeled in 2011



Convenient access to 605
and 5 Freeway



IPD Zoning, City of Pico Rivera



Secured location with gate access



EV Charging Station



1,000 amps 277/480 volts



3 dock high doors
5 grade level doors

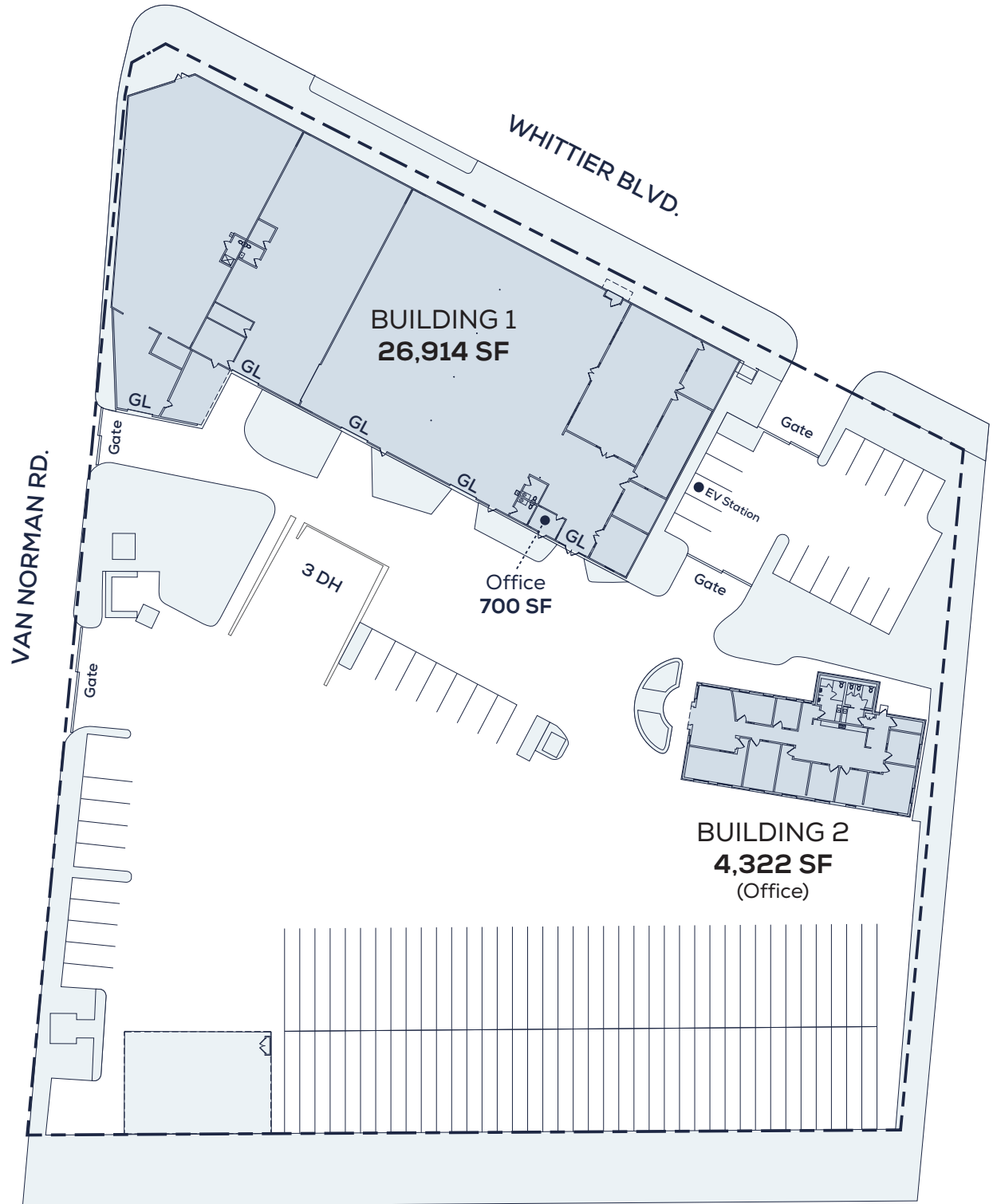


Large outside storage yard

Site Plan

31,236 SF on 3.1 ACRES

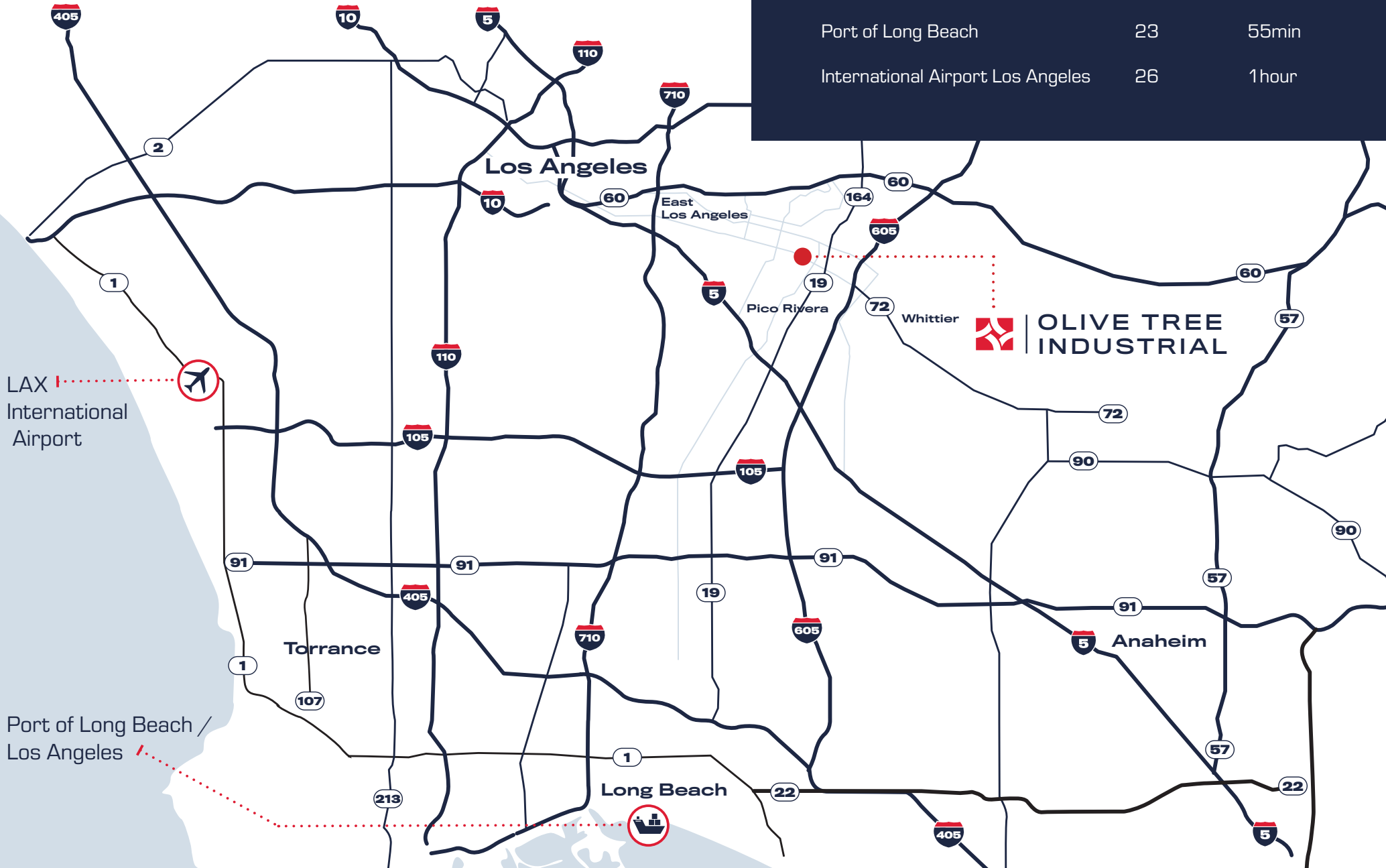
8226 Whittier Boulevard
Pico Rivera, CA 90660



Location Map

8226 Whittier Boulevard
Pico Rivera, CA 90660

| Location | Distance (miles) | Time (est.) |
|-----------------------------------|------------------|-------------|
| BNSF Intermodal (Commerce) | 5.2 | - |
| Downtown Los Angeles | 7.6 | 35min |
| Port of Los Angeles | 23 | 55min |
| Port of Long Beach | 23 | 55min |
| International Airport Los Angeles | 26 | 1hour |



Contact

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