

MULTI-PURPOSE WAREHOUSE BLDG

9555 BRASHER ST, PICO RIVERA

PRIME MIDCITIES
LOCATION



10,000 SF
Building

Warehouse, Distribution,
or Manufacturing

±4,000 SF Gated Lot
Private For This Unit

Flexible Industrial Building – Adaptable to Your Needs
3 Blocks From 605 Frwy Access at Whittier Blvd



LANCELOT
COMMERCIAL

MULTI-PURPOSE WAREHOUSE BLDG

9555 BRASHER ST, PICO RIVERA

PRIME MIDCITIES
LOCATION



PROPERTY HIGHLIGHTS

- Suitable for Warehouse, Distribution, or Manufacturing
- ±4,000 SF Private Gated Yard
- Three Private Offices + Two Bathrooms
- 24' Warehouse Interior Ceilings
- 277/480 Volt Power Supply (Tenant to Verify)
- 2 Hi-Loading Docks With Access For 52' Trucks

RENTAL RATE

\$1.52 PSF + \$0.17 PSF CAM Fee

AVAILABLE SF

10,000 SF

PARKING

10 SPACES IN ONSITE PARKING COMPLEMENTED BY
ABUNDANT STREET PARKING

GATED YARD

±4,000 SF PRIVATE YARD FOR THIS UNIT



LANCE LEVIN
PRESIDENT
310.839.3333



LOCATION HIGHLIGHTS

9555 BRASHER ST, PICO RIVERA

PRIME MIDCITIES
LOCATIONS



- Located in a sizable Industrial Park with several supply chain distribution centers
- Established business community with strong tenant demand and low vacancy
- 3 Blocks from the 605 Freeway Access at Whittier Boulevard
- 5 Minute drive from the 60 + 605 Freeway Interchange
- Positioned within a dense labor pool drawing from Pico Rivera, Whittier + Montebello



LANCELOT
COMMERCIAL



DOCK HIGH DOORS



OPEN WAREHOUSE SPACE



WAREHOUSE INTERIOR



OFFICE INTERIOR



SUPERBLY LOCATED INDUSTRIAL WAREHOUSE LEASING OPPORTUNITY

- **Flexible Layout** – Warehouse, showroom, and three private offices give you room to operate and grow under one roof
- **Efficient Loading** – Two hi-loading docks with 52' truck access streamline receiving and shipping
- **Ample Industrial Operating Power** – 277/480 volt supply and 24' ceilings support warehouse, distribution, or light manufacturing
- **±4,000 SF Private Gated Yard** – Plus 10 spaces in a front lot along with abundant street parking for employees and visitor
- **Freeway-close Location** – Just minutes from the 605 and 60 Freeways for easy regional distribution



OVER 750 TRANSACTIONS
CLOSED. RELATIONSHIPS MATTER.



Contact **Lance Levin, President**

LANCE@LANCELOTCOMMERCIAL.COM | 310.839.3333

LANCELOTCOMMERCIAL.COM | @LANCELOTCOMMERCIAL

DRE#01128388

