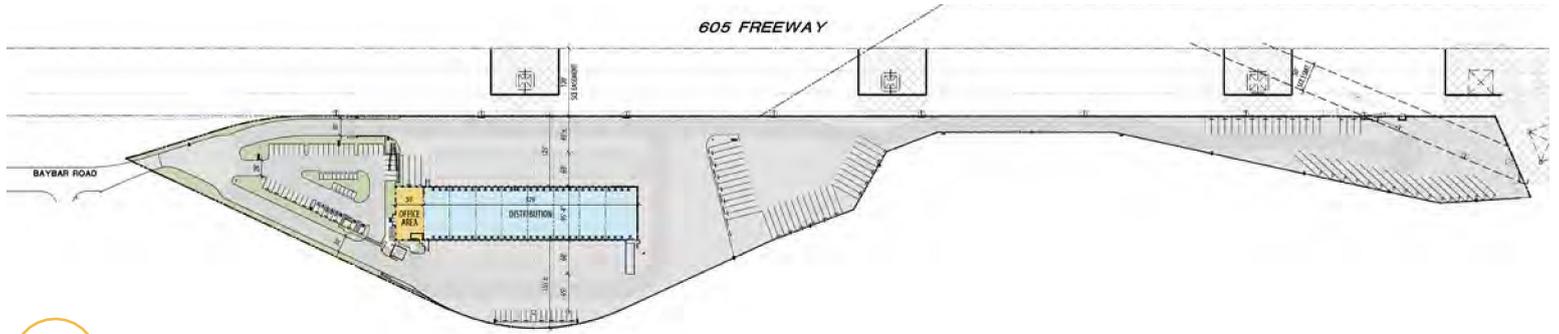


Rare Infill Cross-Dock Facility

3900 Baybar Road, Pico Rivera, CA 90601 (City of Industry)



Site Plan



Property Highlights



Rare Infill Last-Mile Distribution Center

Cross-Dock Distribution Facility in the San Gabriel Valley



Generous Trailer or Van Parking

53 On-Site Trailer & 20 Truck Tractor Stalls



On-Site Guard Facility

Flexibility to Repurpose for Maintenance or Storage



Access Point

Via Pico Rivera



Excellent 605 Freeway Access

Equidistant Between Peck Road & Rose Hills Road On/Off Ramps



Low Property Taxes in Pico Rivera

With Access to City of Industry



61 Dock-High Doors

Cross-Dock Distribution Facility Designed for High Throughput

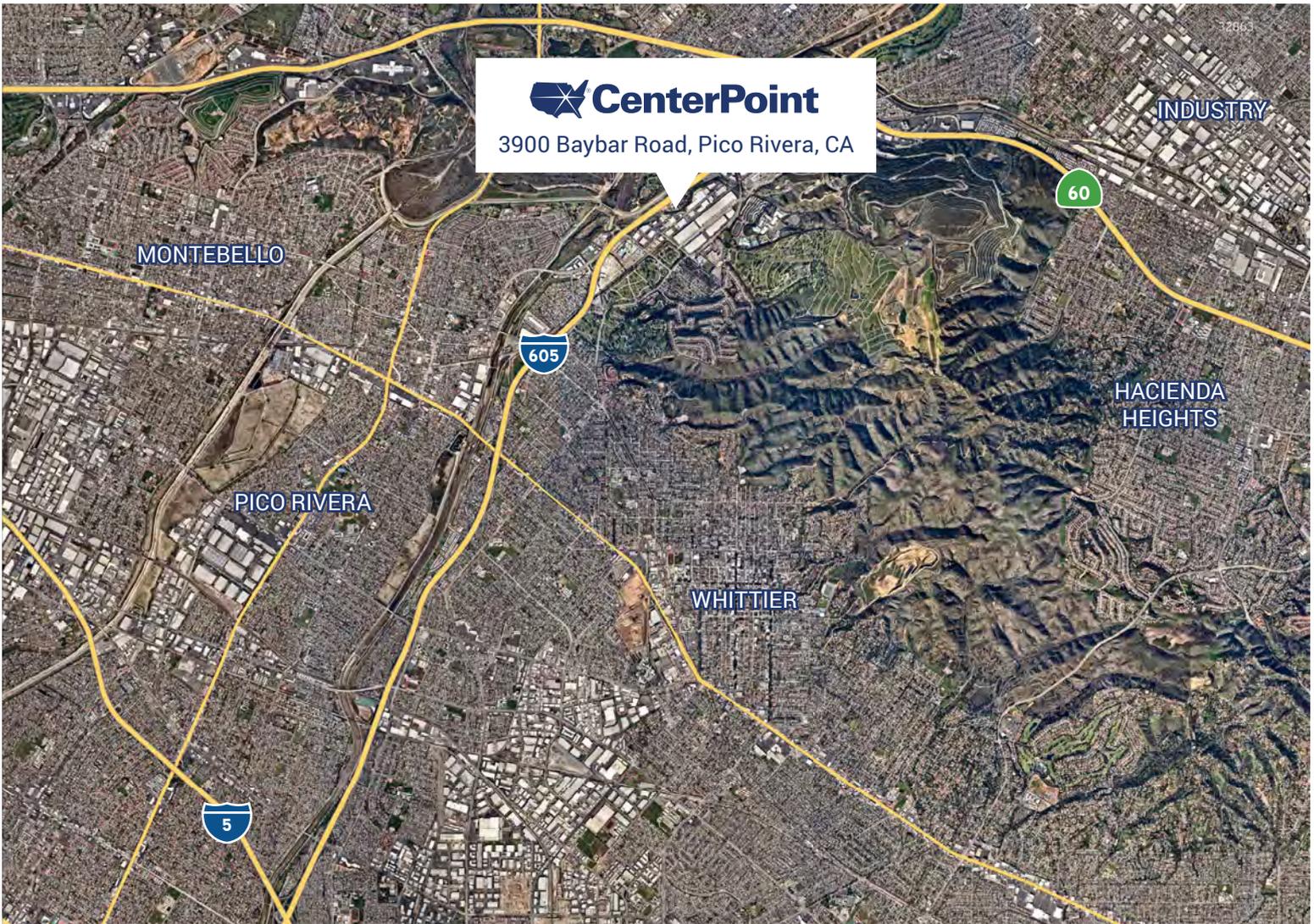


Freeway Visibility

Great Freeway Signage on the 605 Freeway



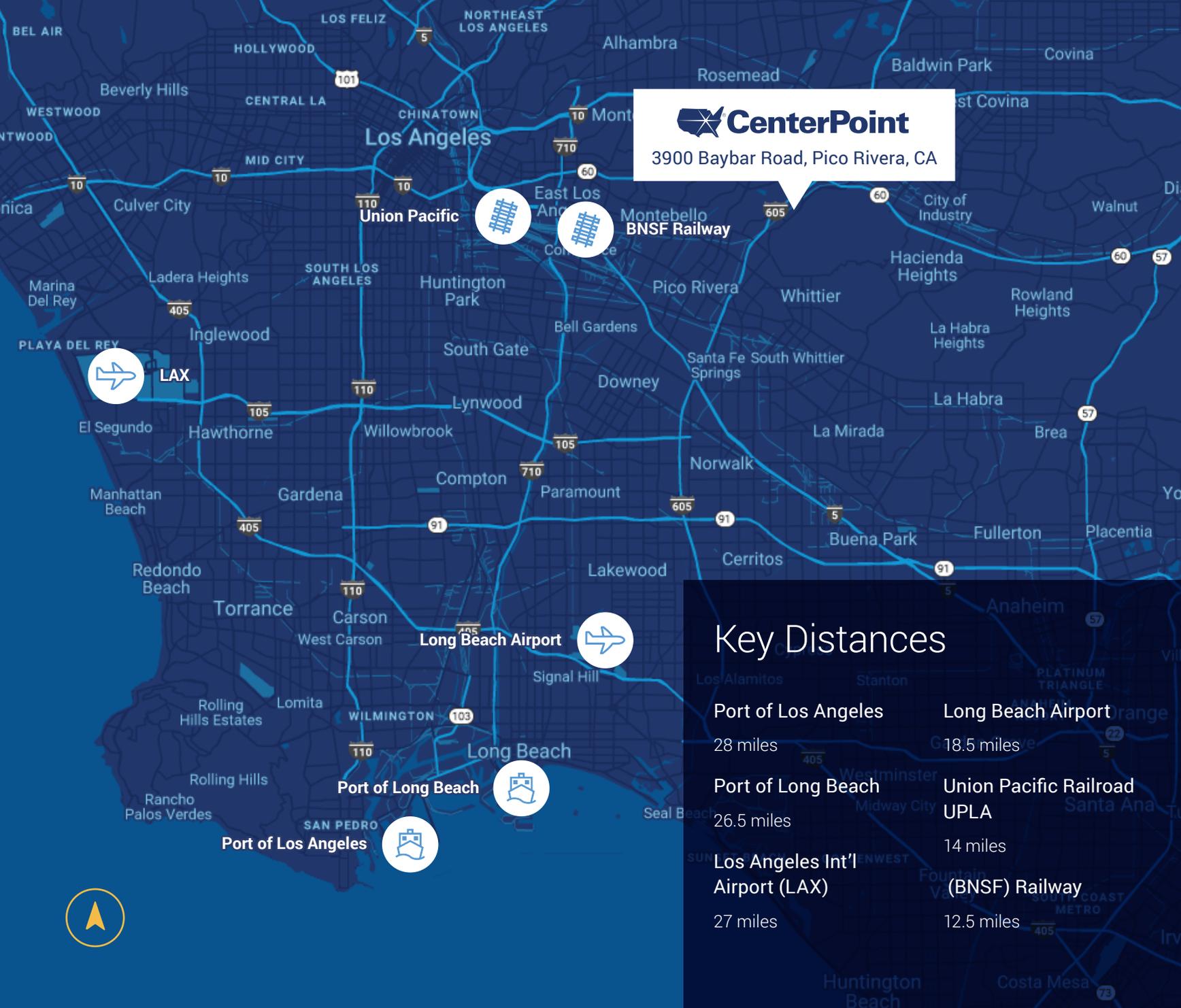
3900 Baybar Road, Pico Rivera, CA (City of Industry)



Property Details

Address	3900 Baybar Road, Pico Rivera, CA
Land Area	9.55 Acres (Net Site Area)
Building Size	40,898 SF
Building Dimension	95'-4" x 429'
Office Area	4,850 SF
Column Spacing	No Columns
Clear Height	32'
Structure	Wood-Framed Deck

Floor Slab	7" Reinforced Concrete
Loading Docks	61 Dock-High, 1 Grade-Level (Equipment by Tenant)
Trailer Storage	73 Stalls (or Expanded Car/Delivery Van Parking)
Auto Parking	75 Stalls
Fire Protection	ESFR
Electrical	Main Service 1,200 Amp/2,000 Amp Service
Warranty	2-Year Whole Building; 20-Year Roof



CenterPoint
 3900 Baybar Road, Pico Rivera, CA

Key Distances	
Port of Los Angeles	Long Beach Airport
28 miles	18.5 miles
Port of Long Beach	Union Pacific Railroad UPLA
26.5 miles	14 miles
Los Angeles Int'l Airport (LAX)	(BNSF) Railway
27 miles	12.5 miles

About CenterPoint

CenterPoint is an industrial real estate company made up of dedicated thinkers, innovators and leaders with the creativity and know-how to tackle the industry's toughest challenges. And it's those kinds of problems—the delicate, the complex, the seemingly-impossible—that we relish most. Because with an agile team, substantial access to capital and industry-leading expertise, those are exactly the kinds of problems we're built to solve. For more information on CenterPoint Properties, visit centerpoint.com, follow [@centerpointprop](https://twitter.com/centerpointprop) on Twitter or engage with us on [LinkedIn](https://www.linkedin.com/company/centerpoint/).

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All information is subject to verification and no liability for errors or omissions is assumed.

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