

8454 Trojan St

8454 Trojan St, Pico Rivera, CA 90660

REMAX Presented by
RE/MAX Champions



Price: \$13.20 /SF/YR

- 11,280 square foot industrial building
- 27,346 square foot lot
- 1,440 square feet of highly improved office space
- 100 AMPS/480V (3 Phase)
- 240V Single and 3 Phase/120V for Lighting
- 13' to 19' clearance height
- Fenced yard
- 2 ground level doors
- Paramount Blvd. frontage
- DSL ready
- HVAC unit on roof

8454 Trojan St

8454 Trojan St, Pico Rivera, CA 90660



Heavy Daytime Traffic
Lots of Natural Light
Open Floor Plan



Alexander Romero

alexandermyrealtor@gmail.com

(626) 388-8636

RE/MAX Champions

121 S Mountain Ave
Upland, CA 91786



8454 Trojan St

8454 Trojan St, Pico Rivera, CA 90660

8454 Trojan St

8454 Trojan St, Pico Rivera, CA 90660



2026-05-28 17.59.36



2026-05-28 17.59.51

Major Tenant Information		
Tenant	SF Occupied	Lease Expired
On Record	-	December 2024

8454 Trojan St, Pico Rivera, CA 90660



2026-05-28 18.00.10

Listing space

1st Floor

Space Available	11,280 SF
Rental Rate	\$13.20 /SF/YR
Date Available	Now
Service Type	Industrial Gross
Office Size	1,440 SF
Space Type	New
Space Use	Industrial
Lease Term	3 - 5 Years

• 11,280 square foot industrial building • 27,346 square foot lot • 1,440 square feet of highly improved office space • 100 AMPS/480V (3 Phase)• 240V Single and 3 Phase/120V for Lighting• 13' to 19' clearance height• Fenced yard • 2 ground level doors • Paramount Blvd. frontage • DSL ready • HVAC unit on roof

8454 Trojan St

8454 Trojan St, Pico Rivera, CA 90660

Property Photos



2026-05-28 18.00.27



2026-05-28 18.00.57

8454 Trojan St

8454 Trojan St, Pico Rivera, CA 90660

Property Photos



2026-05-28 18.20.58



2026-05-28 18.20.32

8454 Trojan St

8454 Trojan St, Pico Rivera, CA 90660

Property Photos



2026-05-28 18.09.58



2026-05-28 18.22.23

8454 Trojan St

8454 Trojan St, Pico Rivera, CA 90660

Property Photos



2026-05-28 18.22.01



2026-05-28 18.18.45

8454 Trojan St

8454 Trojan St, Pico Rivera, CA 90660

Property Photos



2026-05-28 17.56.58

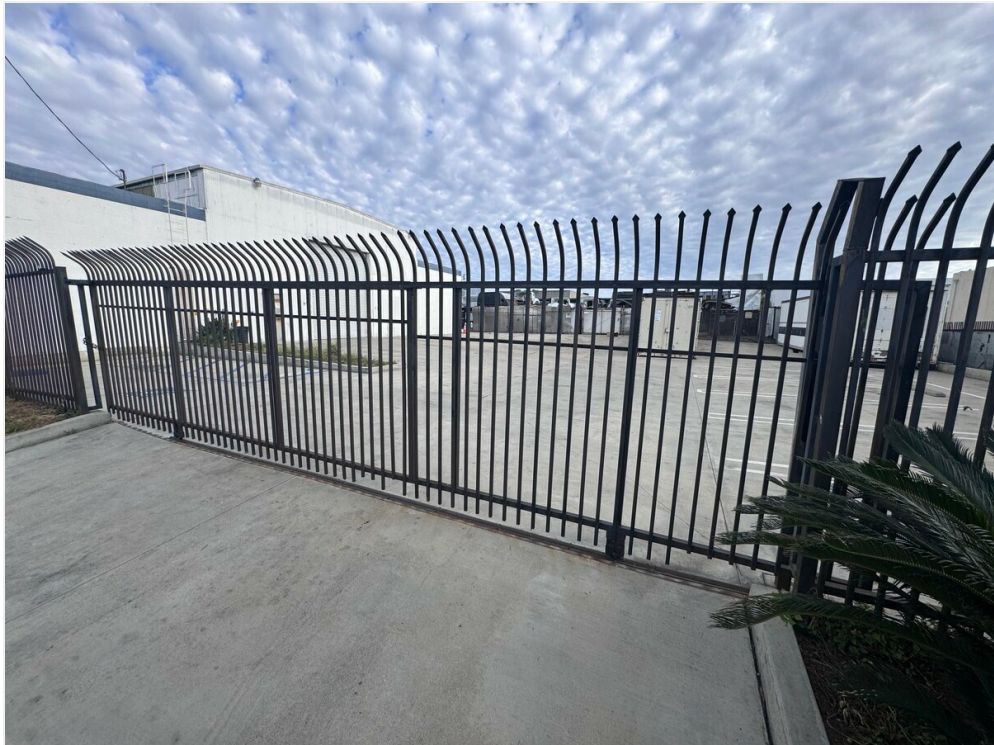


2026-05-28 17.57.33

8454 Trojan St

8454 Trojan St, Pico Rivera, CA 90660

Property Photos



2026-05-28 17:57.12



Plat Map

8454 Trojan St

8454 Trojan St, Pico Rivera, CA 90660

Location

