

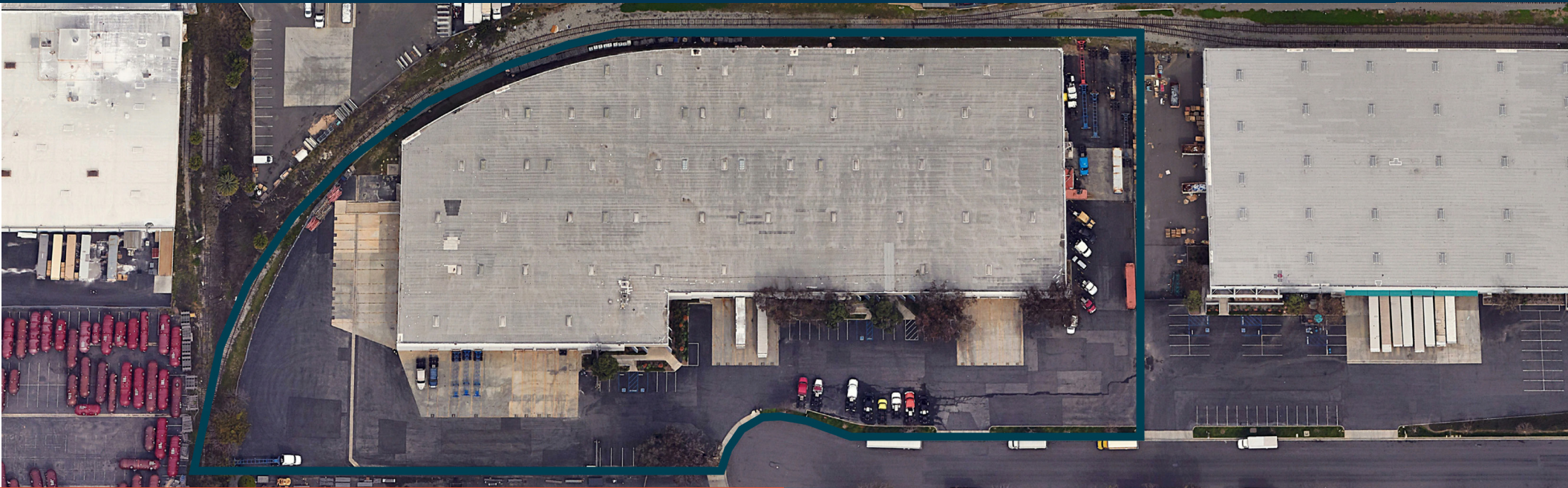


140,236 SF AVAILABLE FOR LEASE

PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE

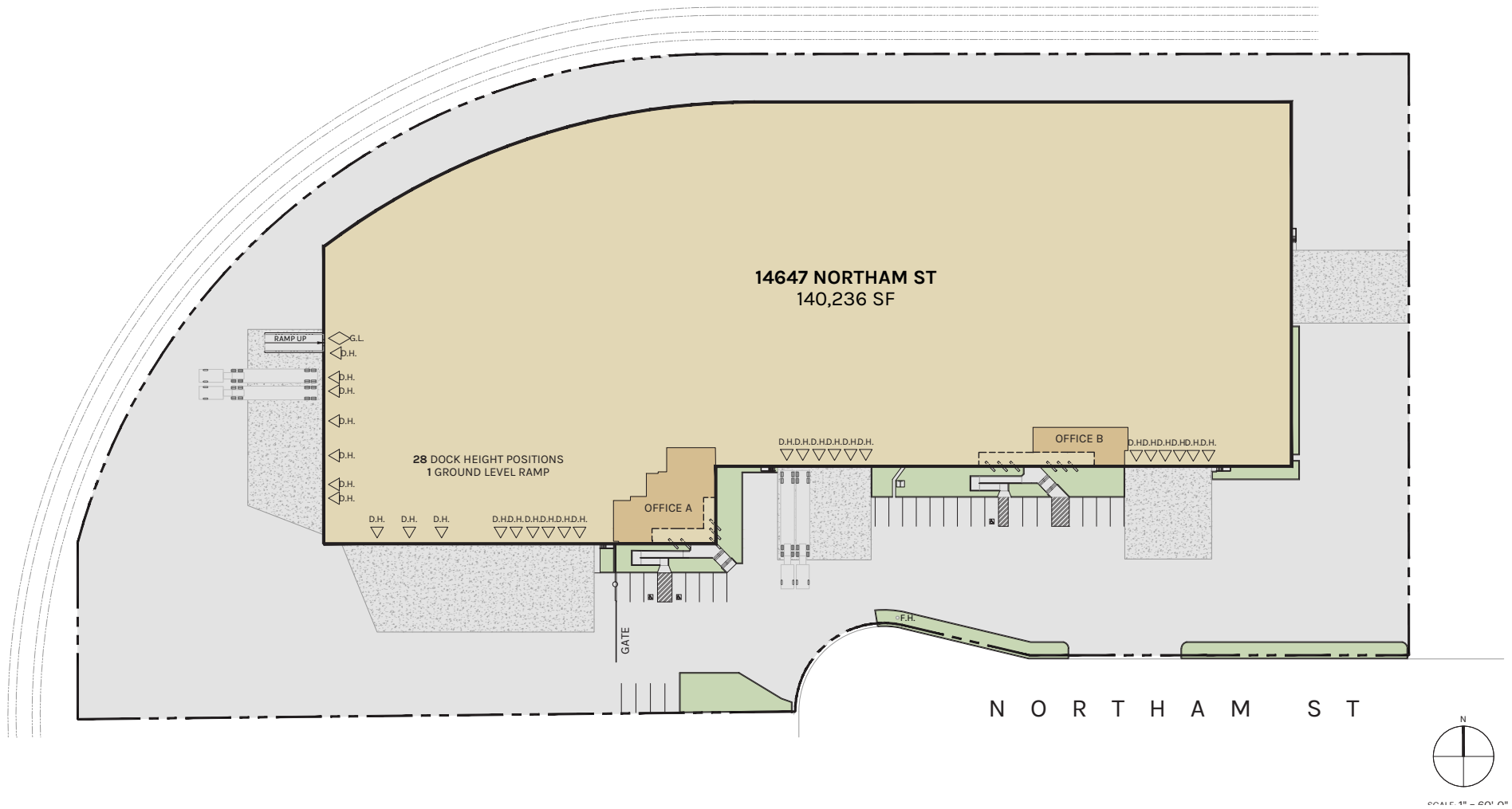
14647 Northam Street | La Mirada, CA





Property Highlights

- 140,236 s.f. on 6.65 acres
- 4,751 s.f. of office space
- ESFR fire sprinkler system
- 24-27' clear height
- 28 dock-high positions
- 1 ground-level door
- 18 pit-style dock levelers
- Large fenced yard with ample trailer storage
- T-5 warehouse lighting with motion sensors
- 1,600 amps, 277/480 volt electrical service (verify)
- 40'x40' colum spacing
- Asking Rate: \$1.48 NNN/SF + \$0.47 SF Opex

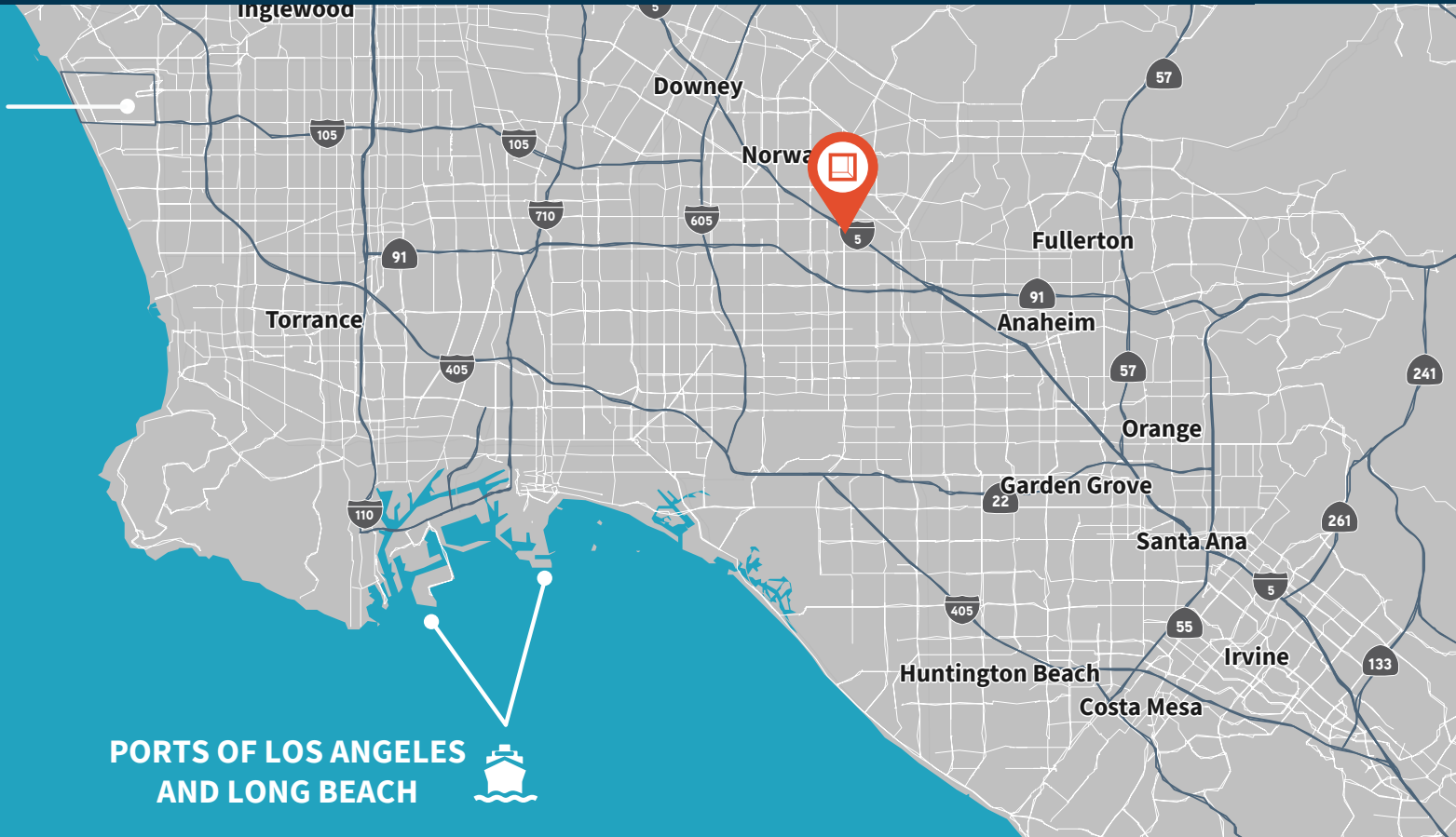


WAREHOUSE
135,485 SF

OFFICE
4,751 SF

TOTAL
140,236 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



PORTS OF LOS ANGELES AND LONG BEACH

Location Highlights

- Same day serviceability to all of Los Angeles County
- Immediate access to the 5 and 91 freeways
- 20 miles to the Ports of Los Angeles and Long Beach
- Less than (30) miles to Los Angeles International Airport

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|----------------------------------|----------------------------------|
| 1.25 Miles to I-5 | 26 Miles to LAX |
| 3.0 Miles to 91 | Central Location within LA Basin |
| 20 Miles to Ports of Los Angeles | 20 Miles to Ports Long Beach |



**Rexford
Industrial**

Leasing Contacts

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