



Prime City of Industry Location, Exceptional Dock High & Ground Level Loading
Class "A" Space, Exceptional One Of A Kind Opportunity
Terrific Access to 60, 10, 605, and 57 freeways



BRAND NEW DEVELOPMENT - MULTI-TENANT INDUSTRIAL BUSINESS PARK
STATE-OF-THE-ART INTERIOR AND EXTERIOR ARCHITECTURAL FEATURES

15 UNIT MULTI-TENANT INDUSTRIAL BUSINESS PARK: 7,260 SF – 22,710 SF
14748-14750 E. Nelson Ave., City of Industry, CA



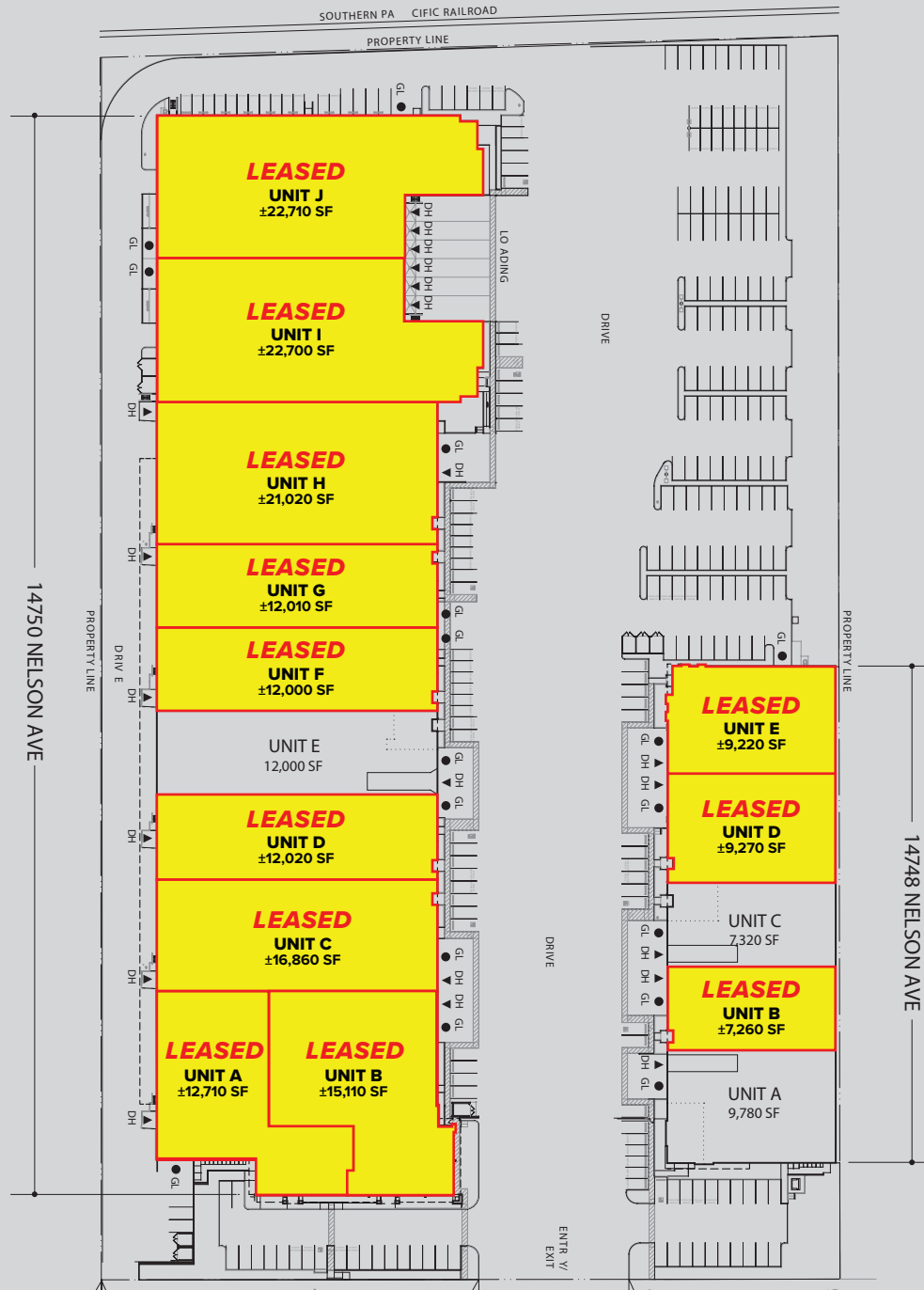
PROPERTY HIGHLIGHTS

- Rexford Industrial – Nelson Springs Commerce Center
- 7,260 SF – 22,710 Square Foot Units
- Exceptional Dock High and Ground Level Loading
- Brand New Development, Class “A” Space
- High Image Class A Space, Modern Architectural Elements
- 20’ – 24’ Warehouse Ceiling Clearance
- ESFR Sprinkler System
- Secured Business Park Environment
- Nearby Retail Amenities



SITE PLAN

14748-14750 E. NELSON AVE.



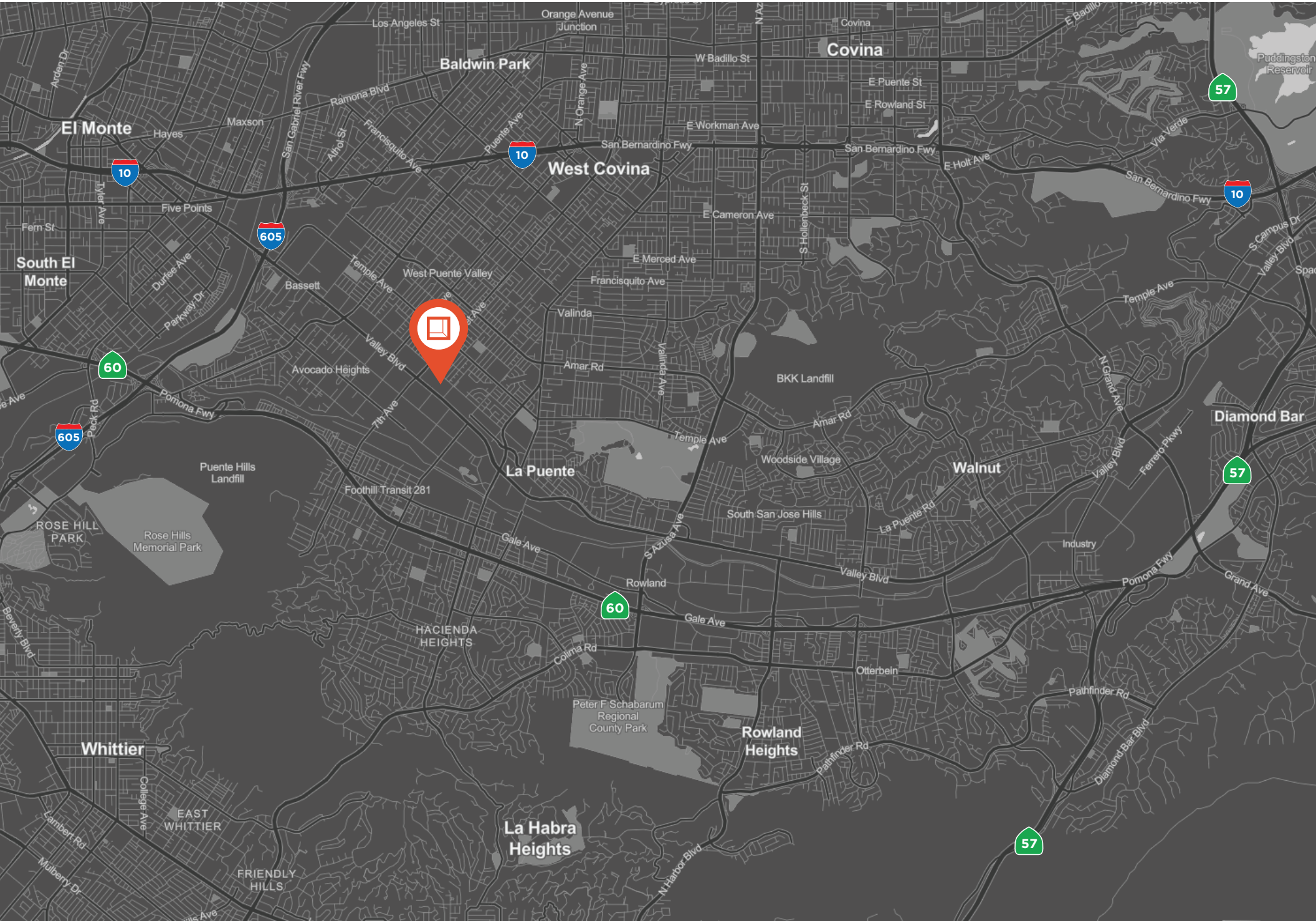
	ADDRESS	SIZE	OFFICE	DH/ GL	RATE
14748 E. Nelson Ave.	Unit-A	9,780	1,150	1/1	*\$1.24 Gross
	Unit-B	7,260	1,060	1/1	*\$1.24 Gross
	Unit-C	7,320	1,010	1/1	*\$1.24 Gross
	Unit-D	9,270	930	1/1	*\$1.24 Gross
	Unit-E	9,220	1,020	1/1	*\$1.24 Gross

14750 E. Nelson Ave.	Unit-A	12,710	3,300	1/1	*\$1.15 Gross
	Unit-B	15,110	3,590	1/1	*\$1.15 Gross
	Unit-C	16,860	1,970	2/1	*\$1.09 Gross
	Unit-D	12,020	830	1/1	*\$1.14 Gross
	Unit-E	12,000	880	1/1	*\$1.14 Gross
	Unit-F	12,000	830	1/1	*\$1.14 Gross
	Unit-G	12,010	830	1/1	*\$1.14 Gross
	Unit-H	21,020	2,230	1/1	*\$1.09 Gross
	Unit-I	22,700	3,770	3/1	*\$1.15 Gross
	Unit-J	22,710	3,780	3/1	*\$1.15 Gross

* The common Area Maintenance Fee is estimated at \$0.06 PSF/Monthly and is in addition to the base monthly rent.

LOCATION MAP

14748-14750 E. NELSON AVE.





**Rexford
Industrial**

LEASING CONTACTS

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