



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

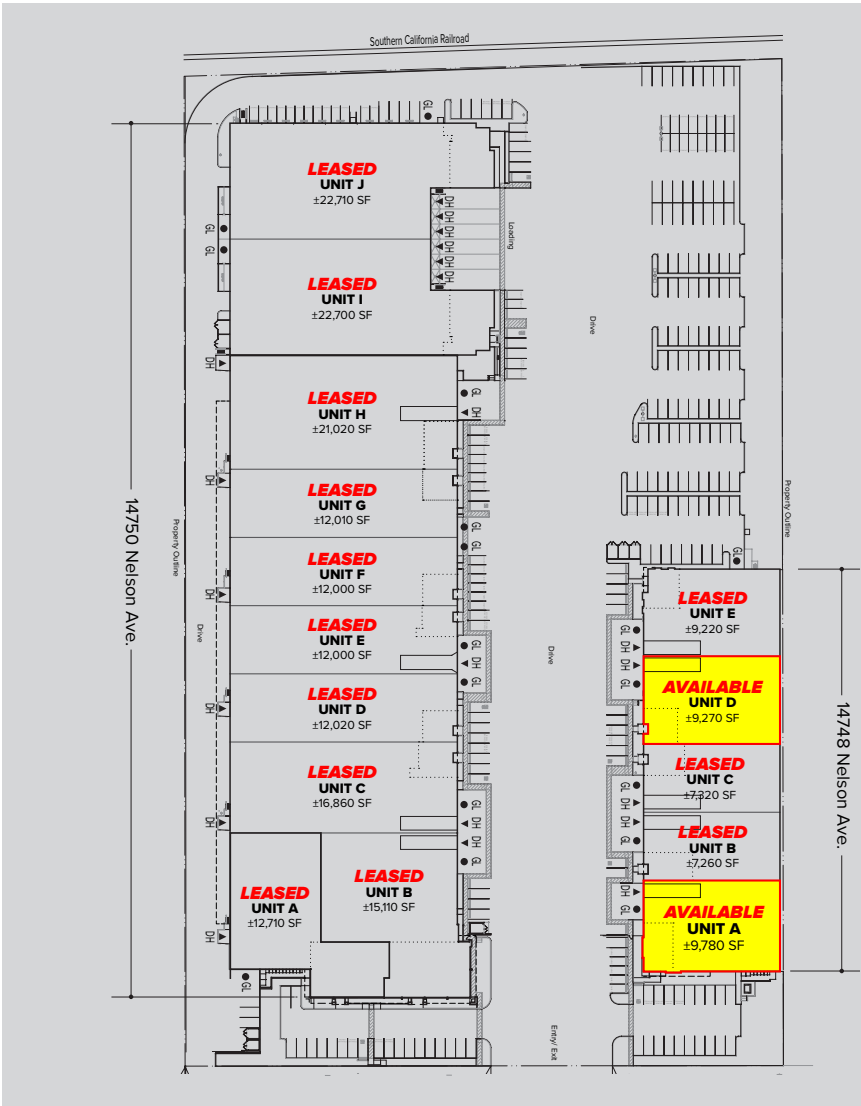


Property Highlights

- **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**



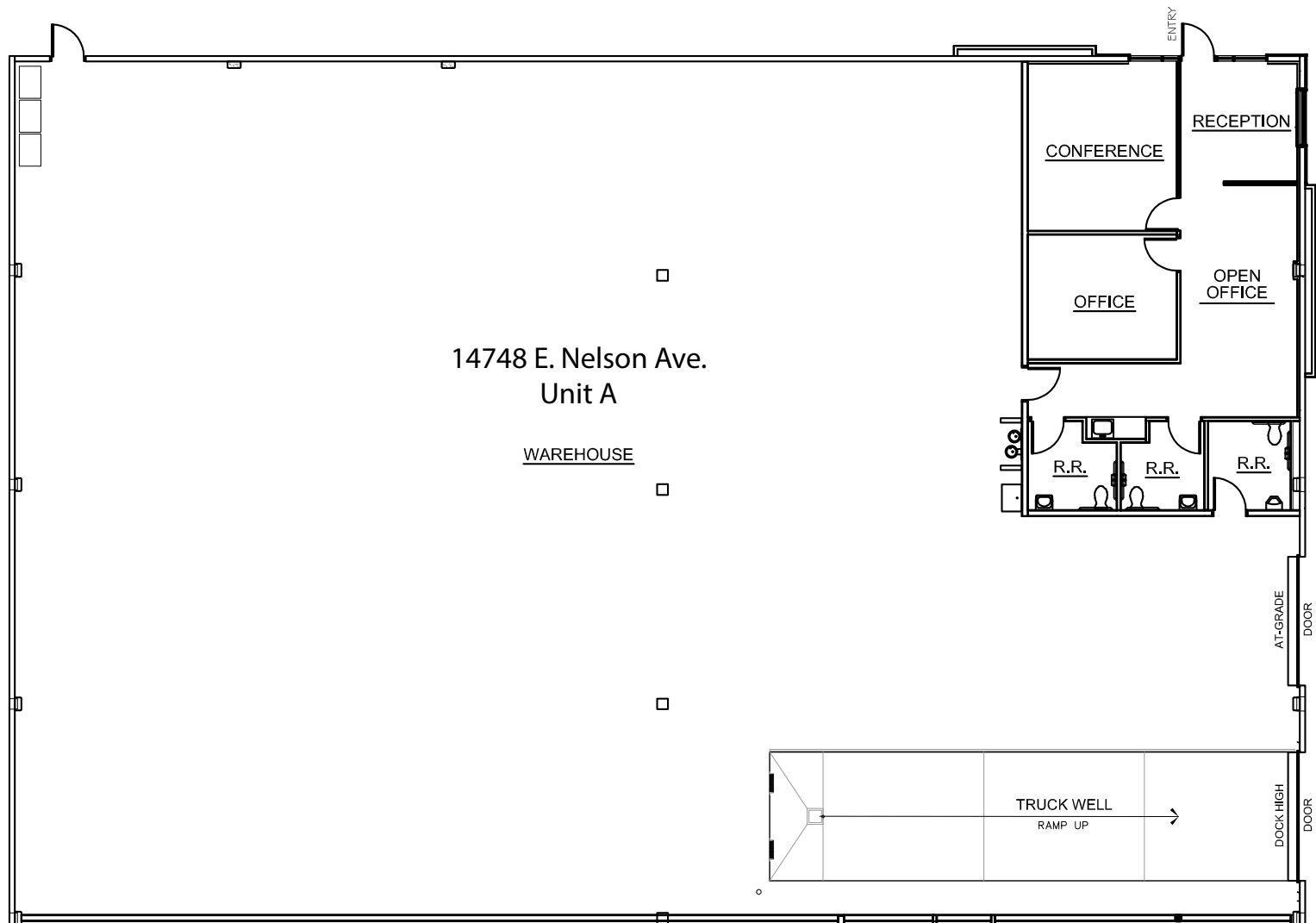




	ADDRESS	SIZE	OFFICE	DH/ GL	RATE/ STATUS
14748 E. Nelson Ave.	Unit-A	9,780	1,150	1/1	\$1.75 PSF Gross \$0.13 PSF CAM
	Unit-B	7,260	1,060	1/1	Leased
	Unit-C	7,320	1,010	1/1	Leased
	Unit-D	9,270	930	1/1	\$1.75 PSF Gross \$0.13 PSF CAM
	Unit-E	9,220	1,020	1/1	Leased
14750 E. Nelson Ave.	Unit-A	12,710	3,300	1/1	Leased
	Unit-B	15,110	3,590	1/1	Leased
	Unit-C	16,860	1,970	2/1	Leased
	Unit-D	12,020	830	1/1	Leased
	Unit-E	12,000	880	1/1	Leased
	Unit-F	12,000	830	1/1	Leased
	Unit-G	12,010	830	1/1	Leased
	Unit-H	21,020	2,230	1/1	Leased
	Unit-I	22,700	3,770	3/1	Leased
	Unit-J	22,710	3,780	3/1	Leased

* The common Area Maintenance Fee is estimated at \$0.11 PSF/Monthly and is in addition to the base monthly rent.

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.

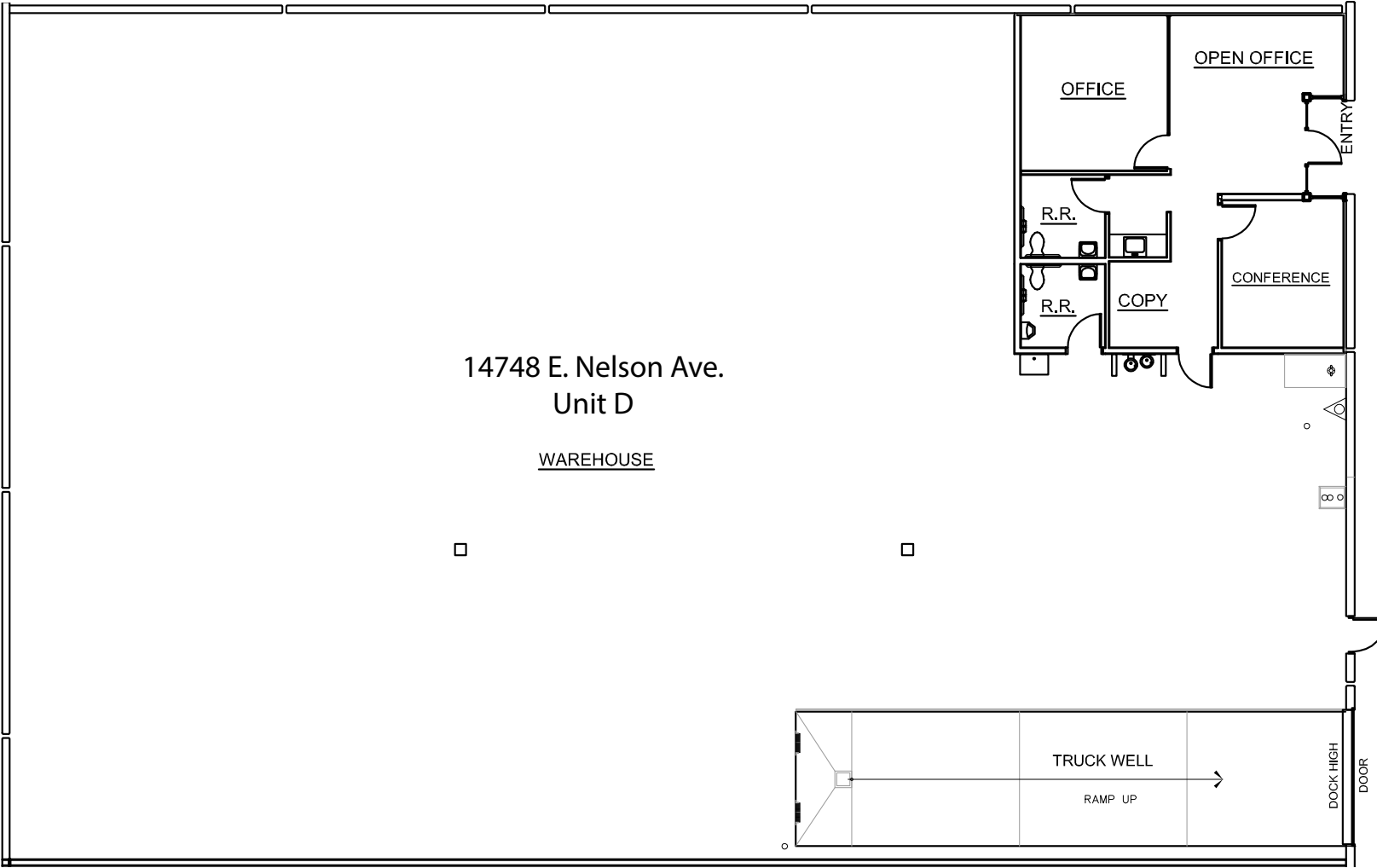


WAREHOUSE
8,630 SF

OFFICE
1,150 SF

TOTAL
9,780 SF

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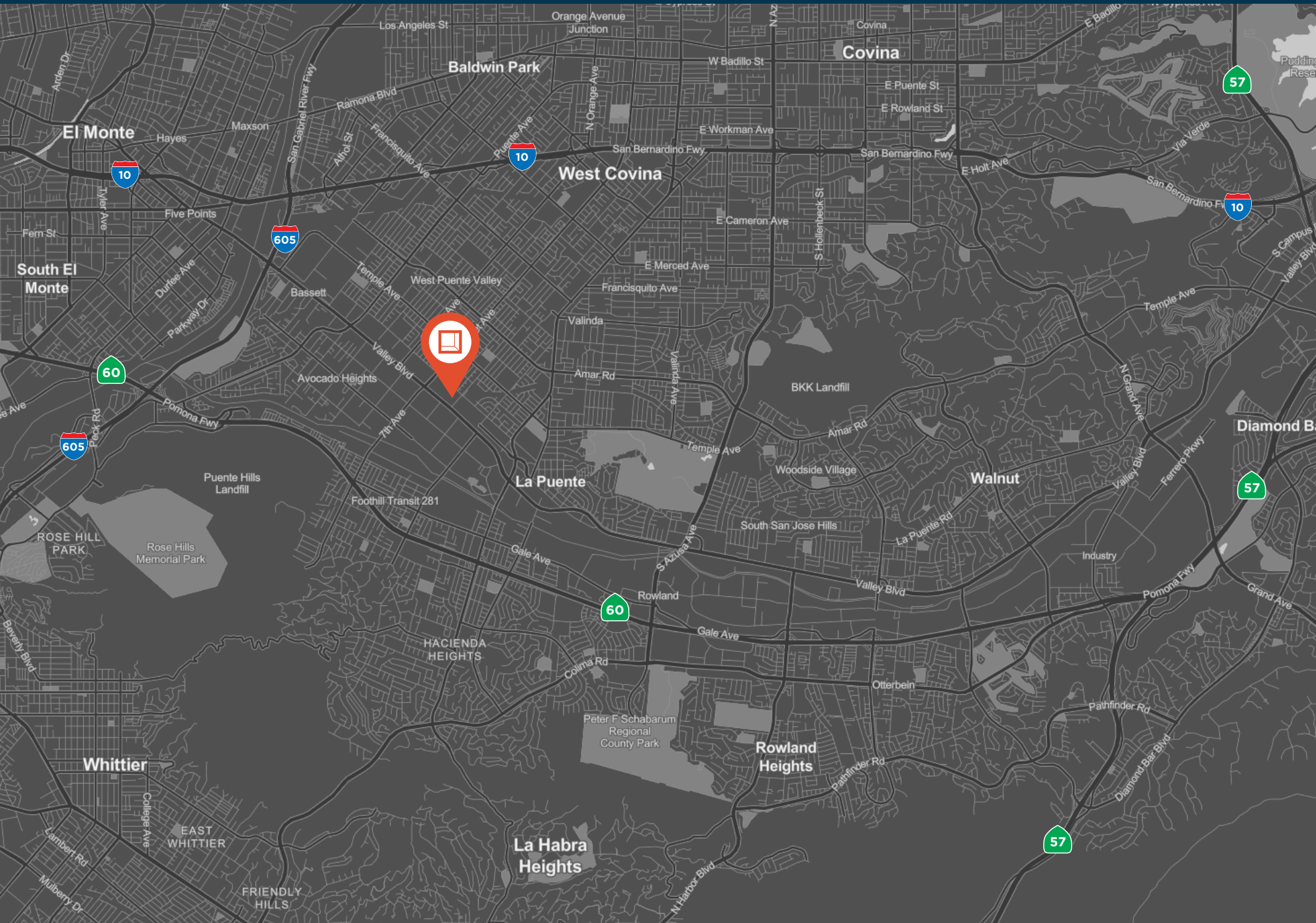


WAREHOUSE
8,340 SF

OFFICE
930 SF

TOTAL
9,270 SF

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**Rexford
Industrial**

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