

Available SF 15,110 SF

Industrial For Lease

Building Size 159,140 SF



Property Name: Rexford Industrial - Nelson Springs Commerce Center
Address: 14750 E Nelson Av, Unit B, Industry, CA 91744
Cross Streets: N Sunset Ave/Nelson Ave

Rexford Industrial - Nelson Business Park
 Prime City Of Industry Location, Dh & GI Loading
 Complete Project Refurbishment And New Development
 Modern Architectural Features And Brand New Interiors
 Class "A" Space, Exceptional One Of A Kind Opportunity
 Terrific Access To 60, 10, 605, And 57 Freeway

Lease Rate/Mo: \$18,585
Lease Rate/SF: \$1.23
Lease Type: Gross
Available SF: 15,110 SF
Minimum SF: 15,110 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: / 2017
Yard: No
Zoning: IDM

Sprinklered: ESFR
Clear Height: 23'
GL Doors/Dim: 1
DH Doors/Dim: 1
A: 400 V: 277/480 O: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1966R18

Whse HVAC: No
Parking Spaces: / Ratio:
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 3,590 SF / 10
Restrooms: 4
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 04/01/20
Vacant: Yes
To Show: Call broker
Market/Submarket: Industry
APN#: 8208-006-010

Listing Company: Lee & Associates

Agents: [Christopher Bonney 562-568-2011](mailto:cbonney@lee-associates.com)

Listing #: **Listing Date:** **FTCF:** CB000N000S000/OAA

Notes: Call Broker For More Information. Special Feature: Part Of Industrial Park. Cam Fee Is Estimated At \$0.06 PSF/Month In Addition To Base Rent. CAM is \$0.07 psf



OFFICE: 3,590 S.F.
WAREHOUSE: 11,520 S.F.
TOTAL: 15,110 S.F.

UNIT B



SCALE: N.T.S.
DATE: 4/23/18

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14750 NELSON AVENUE
CITY OF INDUSTRY, CA