

FOR LEASE

14650 HOOVER
WESTMINSTER • CALIFORNIA

±59,679 SF CLASS A
WAREHOUSE/DISTRIBUTION SPACE

28' CLEAR BUILDING WITH YARD
FREESTANDING BUILDING

PRICE
REDUCTION!
&
\$100,000
TENANT MOVING
COST ALLOWANCE
FOR APPROVED LEASES

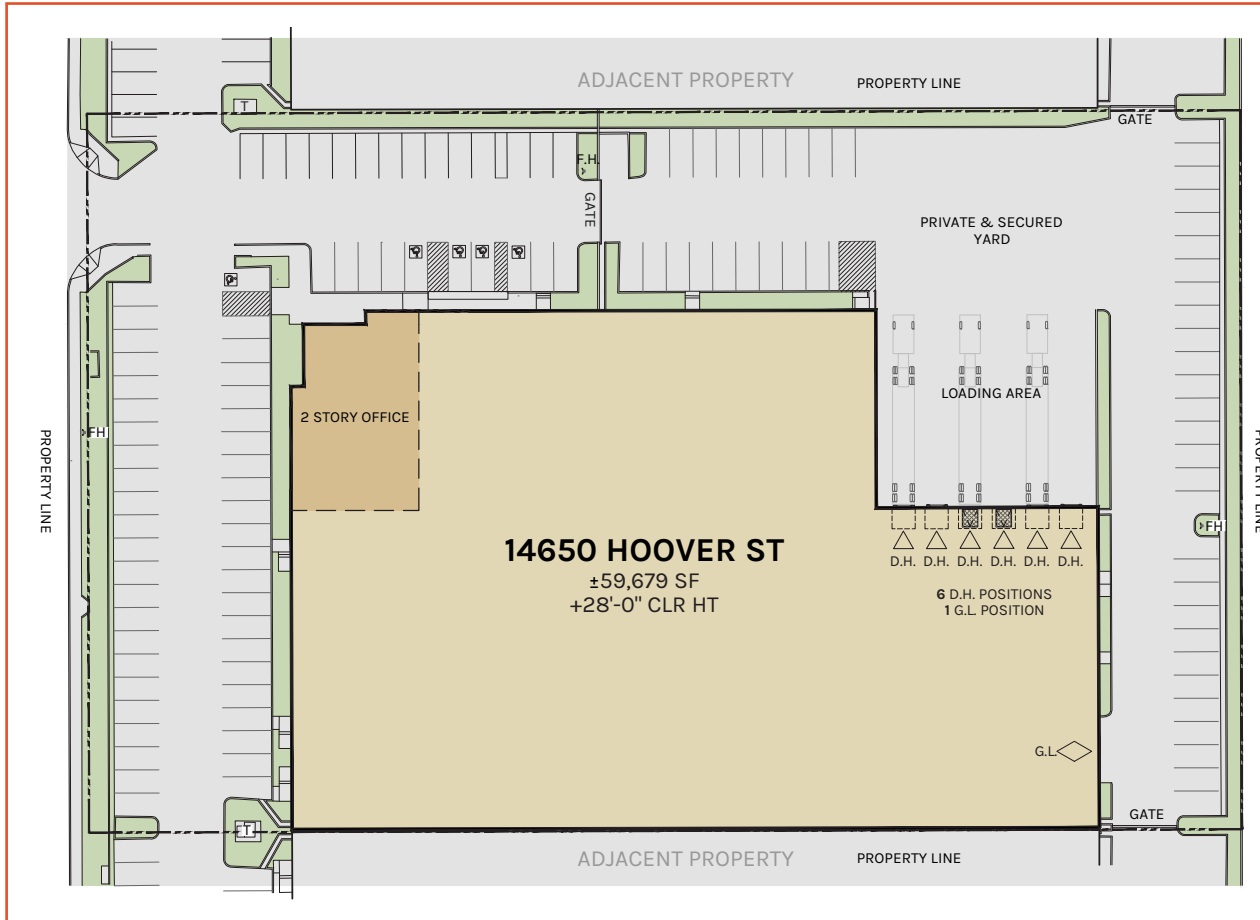
**RENOVATIONS
COMPLETE!**



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BUILDING AREA:	±59,679 SF
OFFICE AREA:	±6,920 SF
DH DOORS:	Six (6) Doors
GL DOORS:	One (1) Door
CLEAR HEIGHT:	±28' Clearance
BAY SPACES:	40' x 48' Typical Bay Spacing
CAR PARKING:	108 Parking Spaces
SPRINKLER:	.60/3000 (ESFR Coming Soon)
LOADING AREA:	Concrete Truck Apron
LOT SIZE:	±2.86 Acres
POWER:	2000 AMPS 277/480 Volt
TRUCK COURT:	Private & Secured Fenced Truck Court

SEAN AHERN
 949.724.4733
 sahern@lee-associates.com
 DRE #: 01081324

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES
 NEWPORT BEACH

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



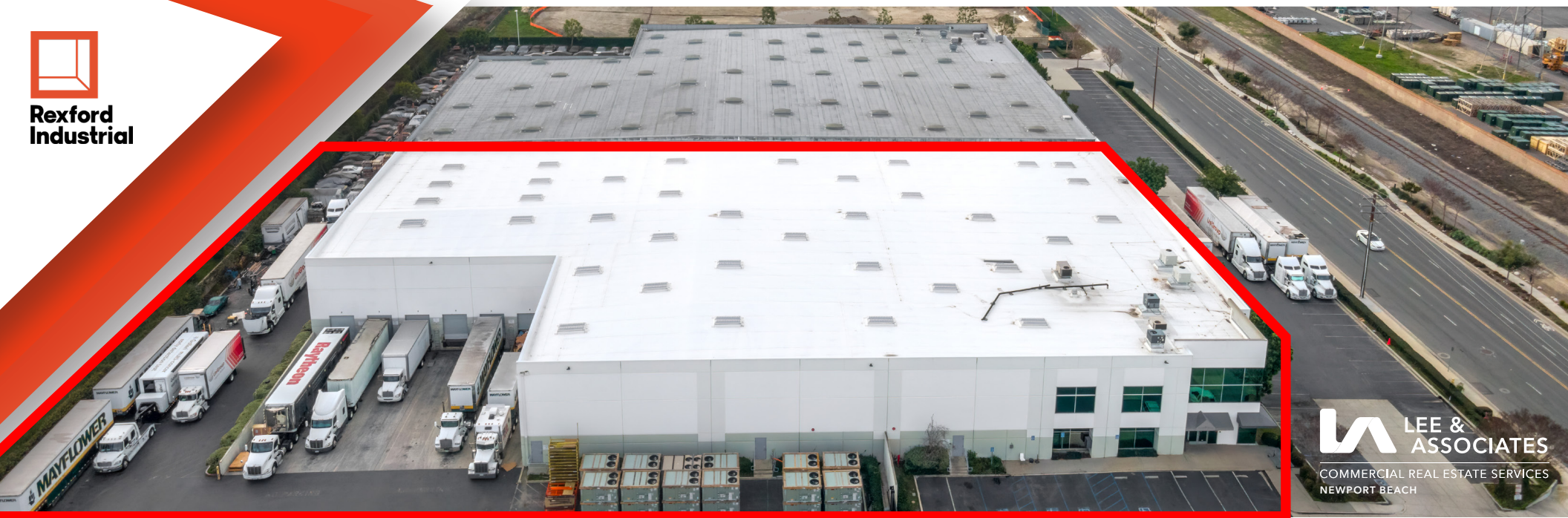
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**Rexford
Industrial**



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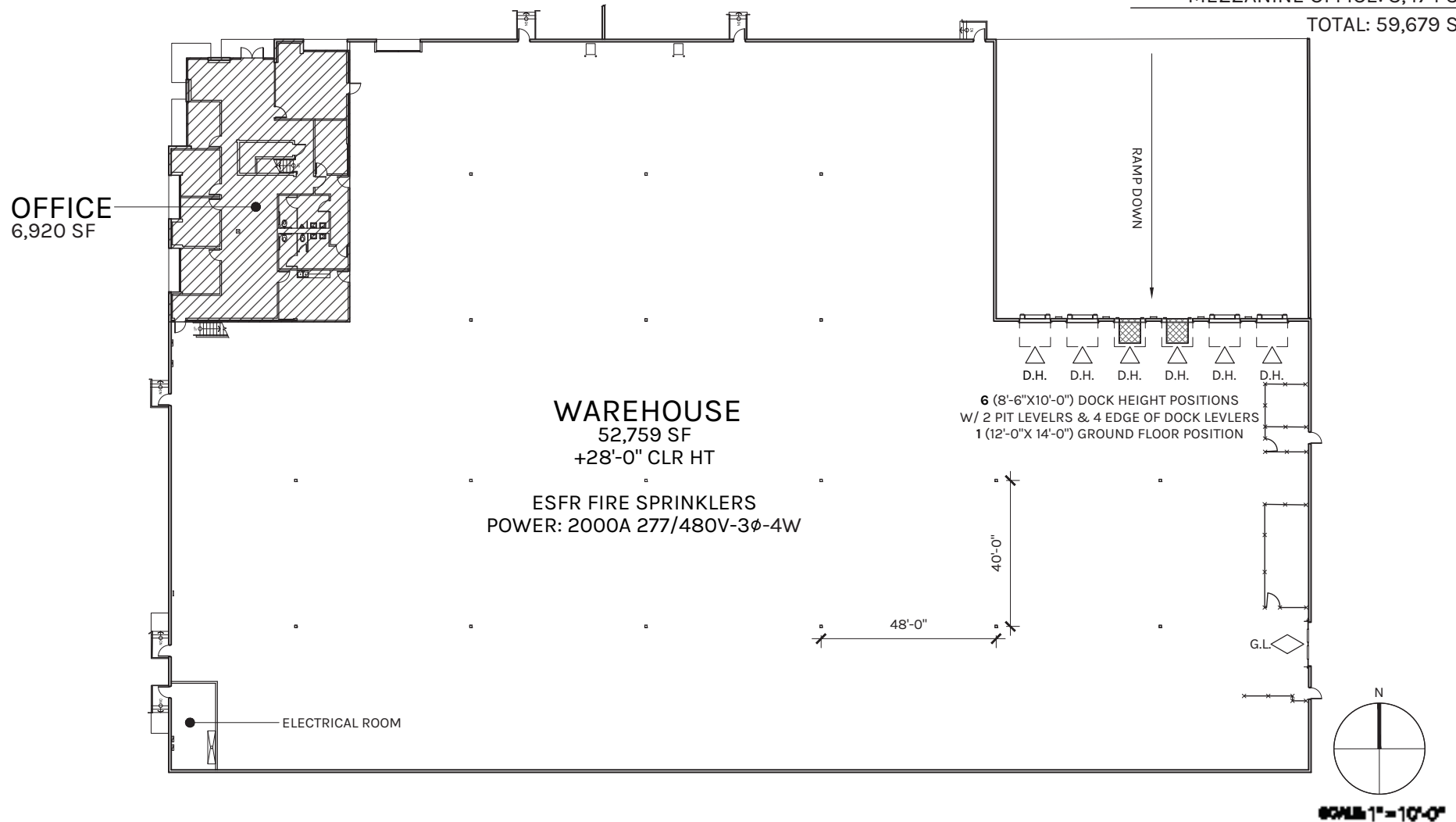
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WAREHOUSE

WAREHOUSE: 52,759 SF
GROUND FLOOR OFFICE: 3,446 SF
MEZZANINE OFFICE: 3,474 SF
TOTAL: 59,679 SF



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Rexford Industrial

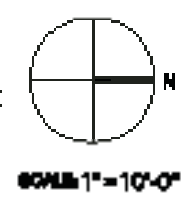
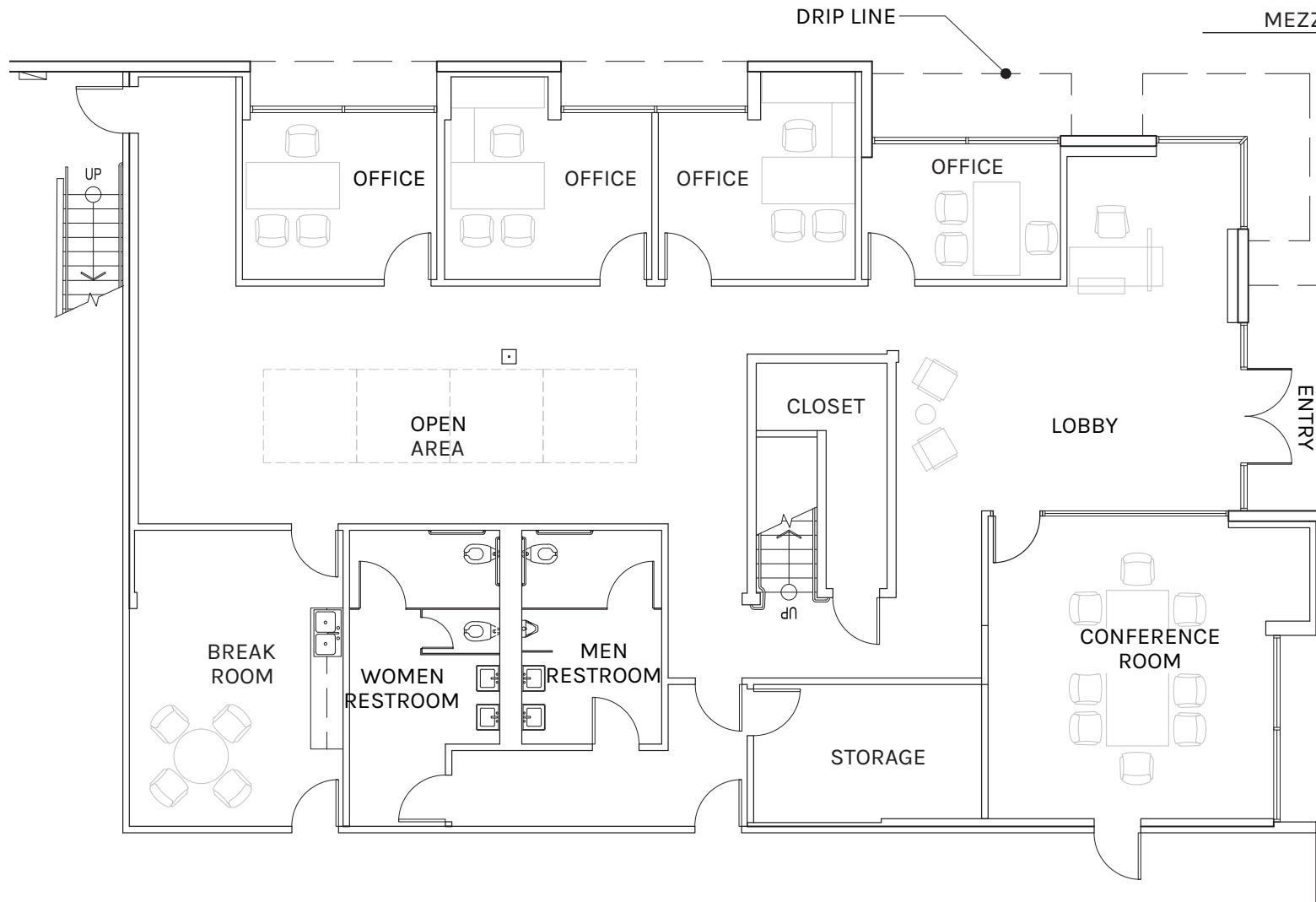
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GROUND LEVEL

WAREHOUSE: 52,759 SF
GROUND LEVEL OFFICE: 3,446 SF
MEZZANINE OFFICE: 3,474 SF
TOTAL: 59,679 SF



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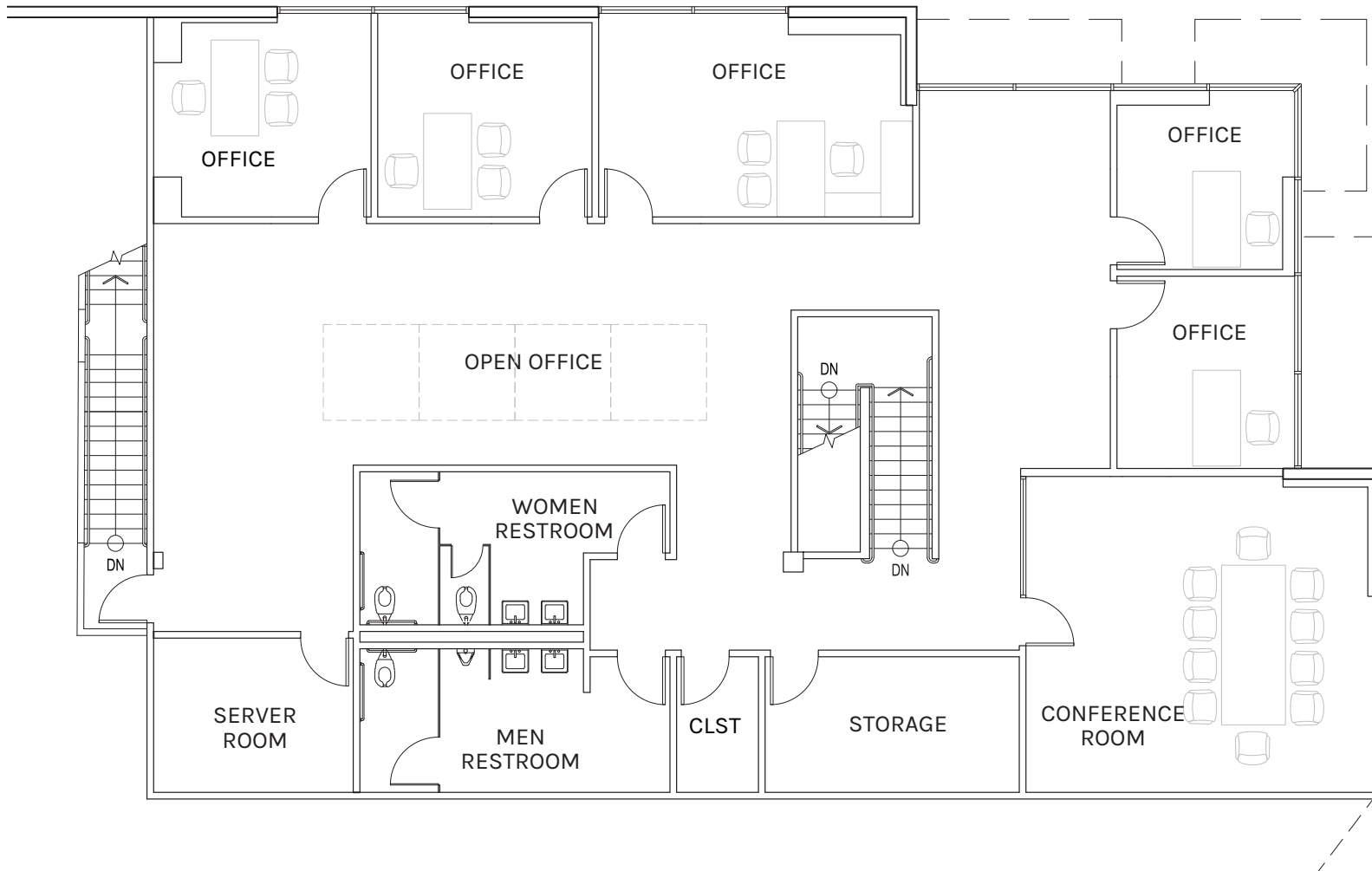
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MEZZANINE OFFICE

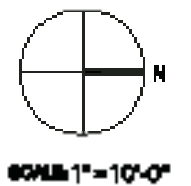
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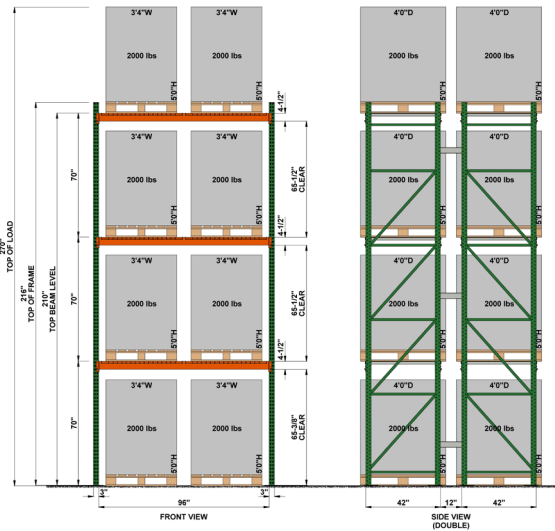
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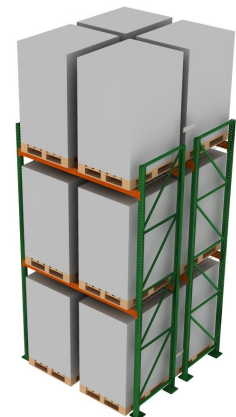
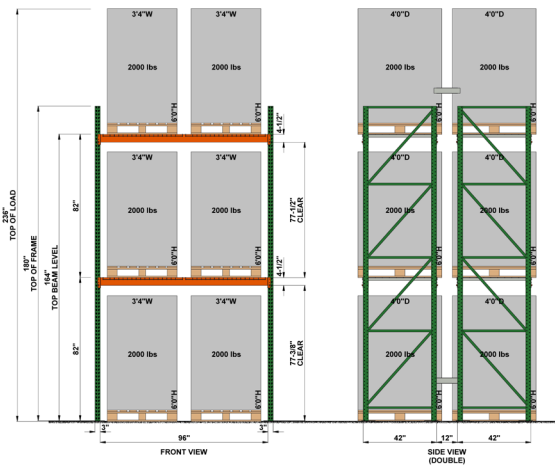
CONCEPTUAL RACKING LAYOUT

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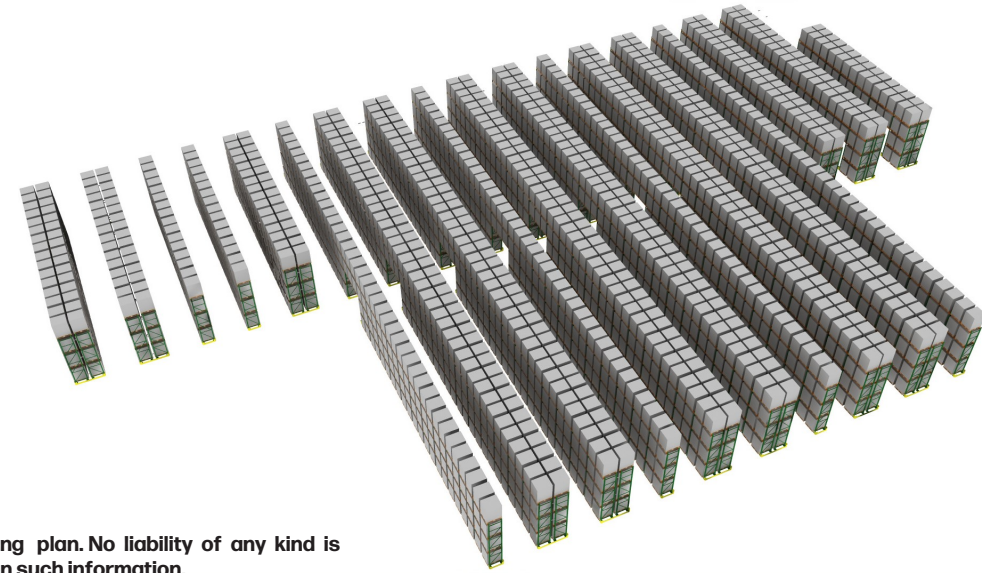
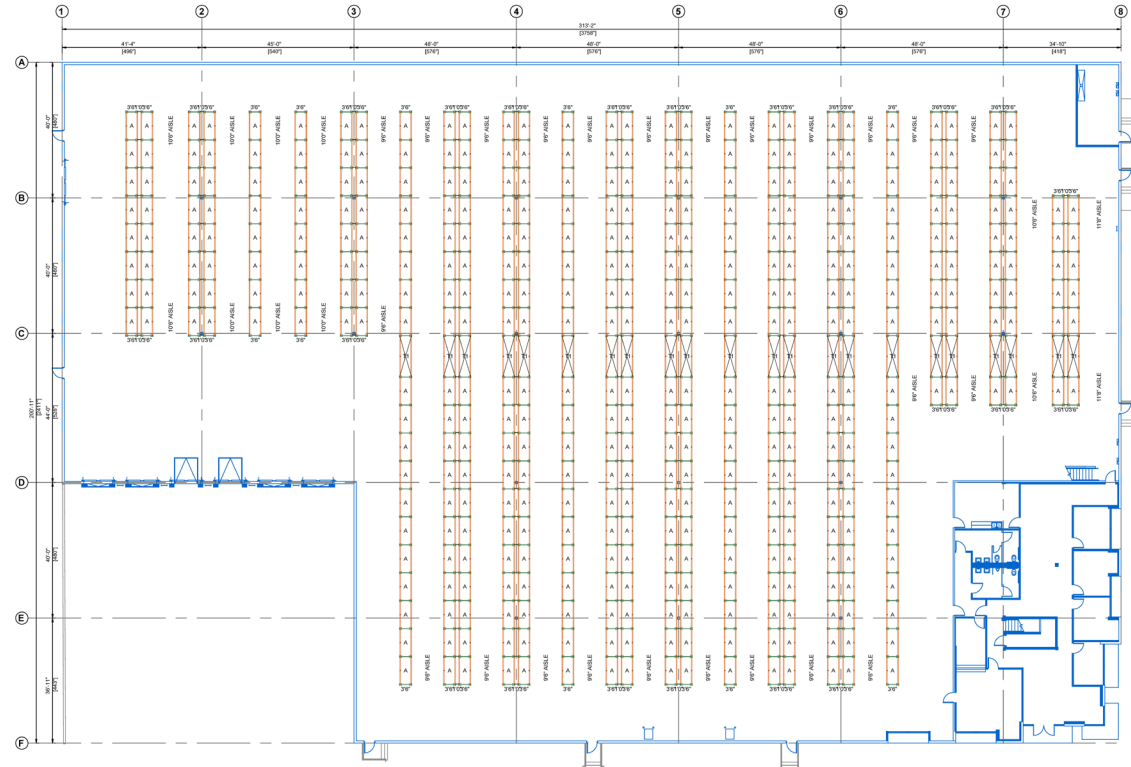
CONTACT
UNITED MATERIAL HANDLING
INFORMATION PREPARED BY:
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PH: 951-657-4900 | E: ghanioan@uniteddmh.com



60" TALL PALLET



72" TALL PALLET



Total Pallet Positions

- Allowed to store Class I-IV commodities
- Approximately 3,460 Pallet Positions (60" Tall Pallet)
- Approximately 2,562 Pallet Positions (72" Tall Pallet)
- 9'6" Aisles
- 60" Tall Pallets
- 72" Tall Pallets
- 96" Storage Beam
- 144" Tunnel Beam
- Accessories Upon Request
- Consult with you Racking Specialist or Contractor to Confirm the Exact number of Pallet's can be stored in this Building

No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.