

# FOR LEASE

14650 HOOVER  
WESTMINSTER • CALIFORNIA

±59,679 SF CLASS A  
WAREHOUSE/DISTRIBUTION SPACE

28' CLEAR BUILDING WITH YARD  
FREESTANDING BUILDING

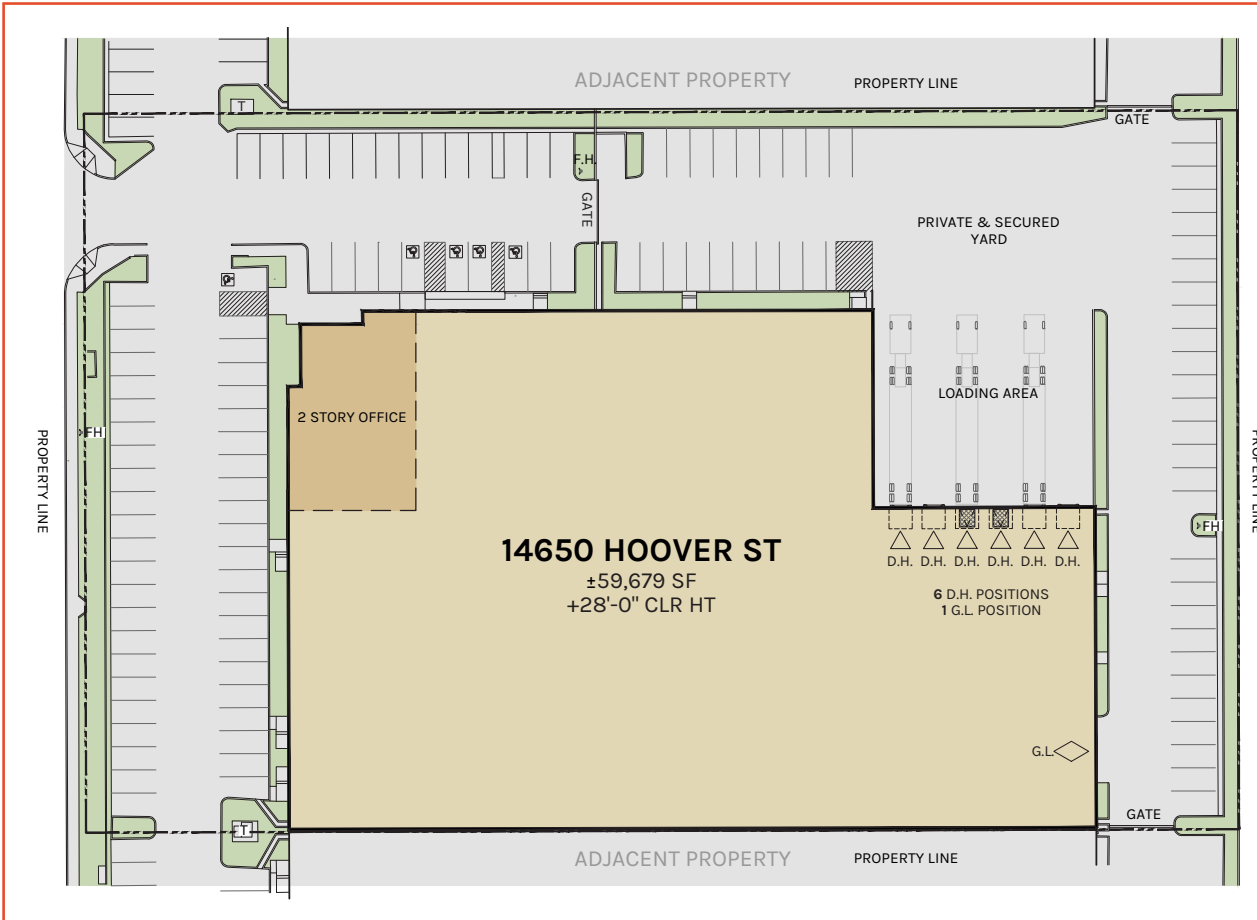
**RENOVATIONS  
COMPLETE!**



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|                       |                                      |
|-----------------------|--------------------------------------|
| <b>BUILDING AREA:</b> | ±59,679 SF                           |
| <b>OFFICE AREA:</b>   | ±6,920 SF                            |
| <b>DH DOORS:</b>      | Six (6) Doors                        |
| <b>GL DOORS:</b>      | One (1) Door                         |
| <b>CLEAR HEIGHT:</b>  | ±28' Clearance                       |
| <b>BAY SPACES:</b>    | 40' x 48' Typical Bay Spacing        |
| <b>CAR PARKING:</b>   | 108 Parking Spaces                   |
| <b>SPRINKLER:</b>     | ESFR K-25 Heads                      |
| <b>LOADING AREA:</b>  | Concrete Truck Apron                 |
| <b>LOT SIZE:</b>      | ±2.86 Acres                          |
| <b>POWER:</b>         | 2000 AMPS 277/480 Volt               |
| <b>TRUCK COURT:</b>   | Private & Secured Fenced Truck Court |

**SEAN AHERN**  
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DRE #: 01081324

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

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**Rexford  
Industrial**



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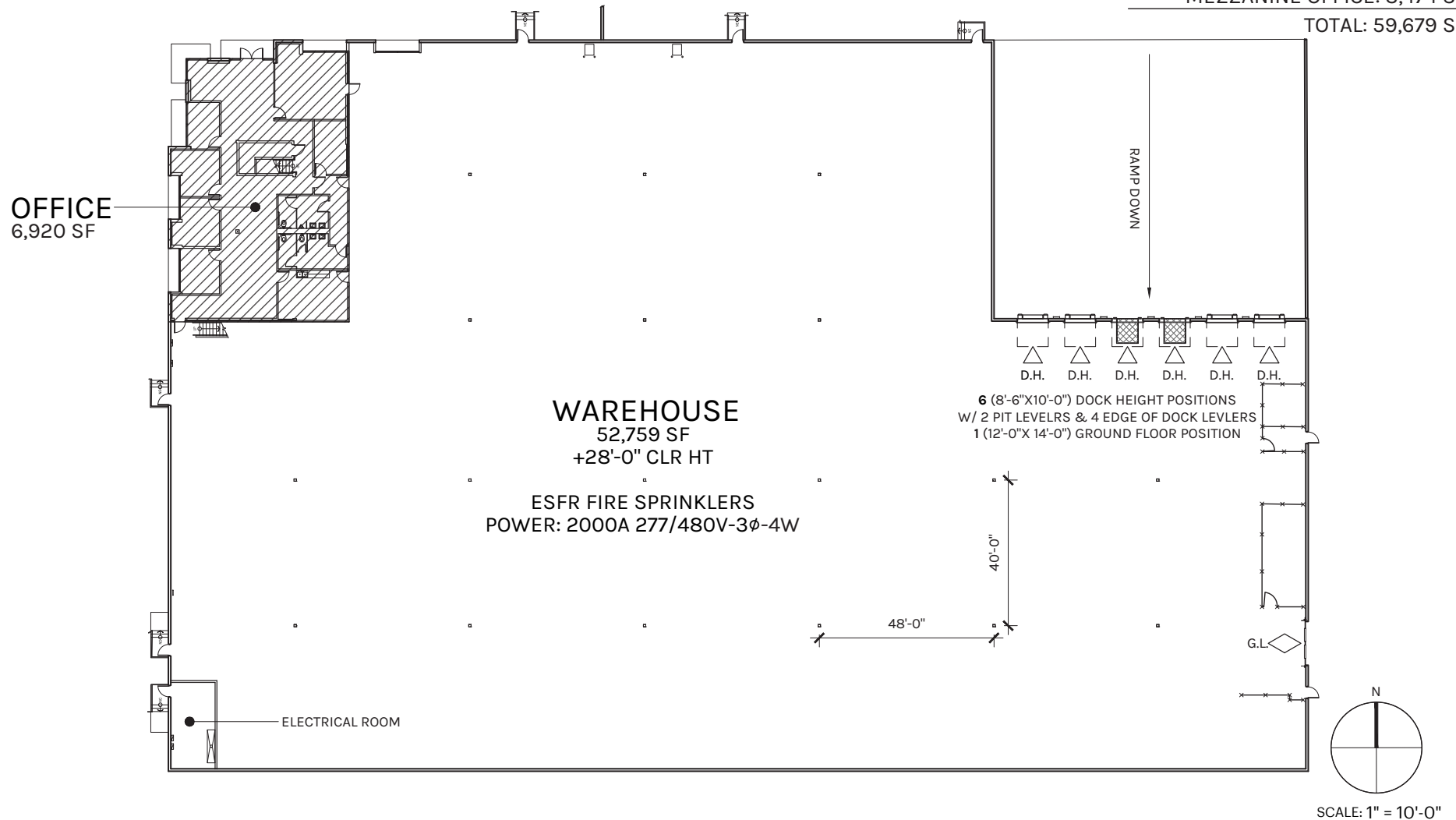
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## WAREHOUSE

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



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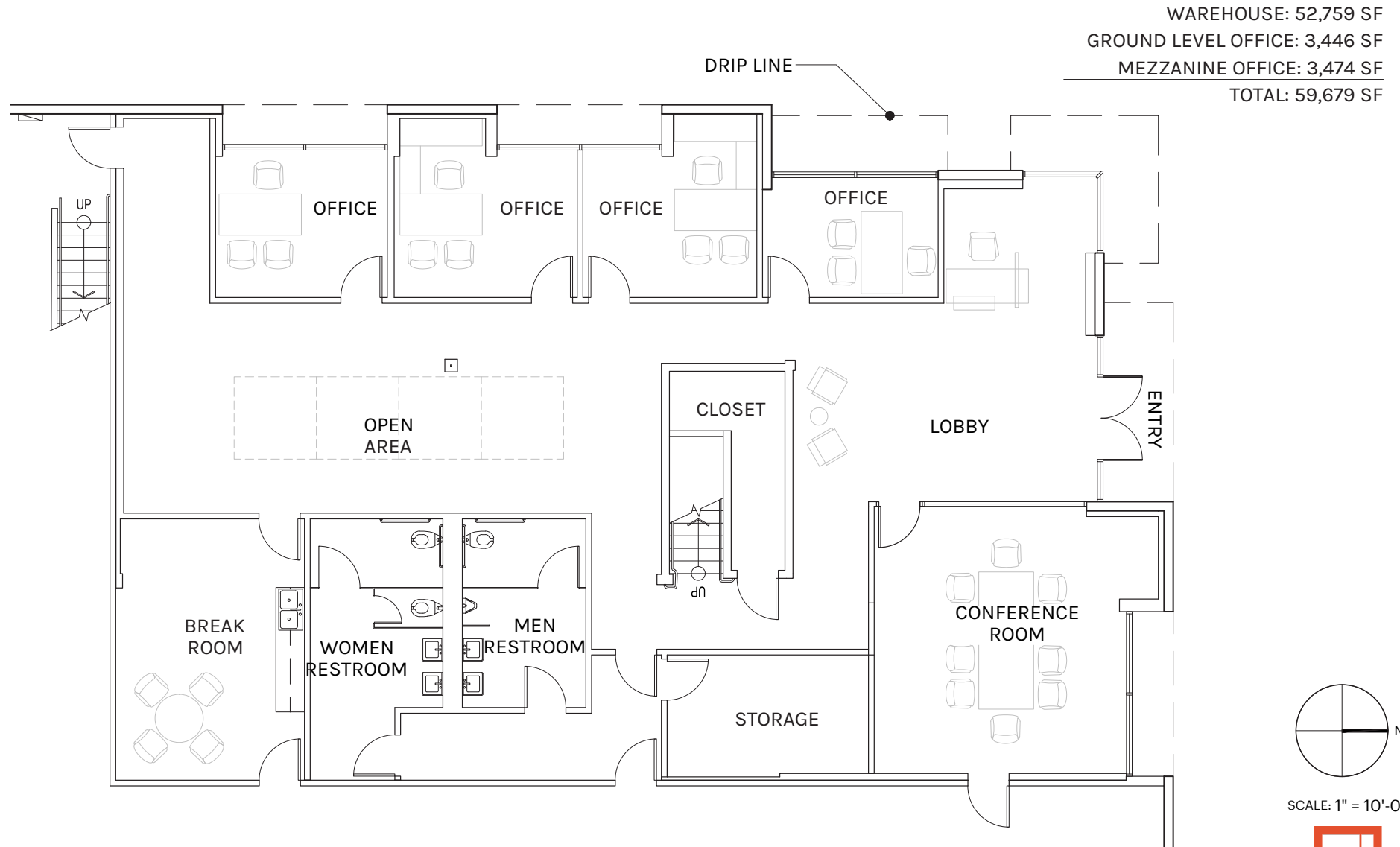


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## GROUND LEVEL



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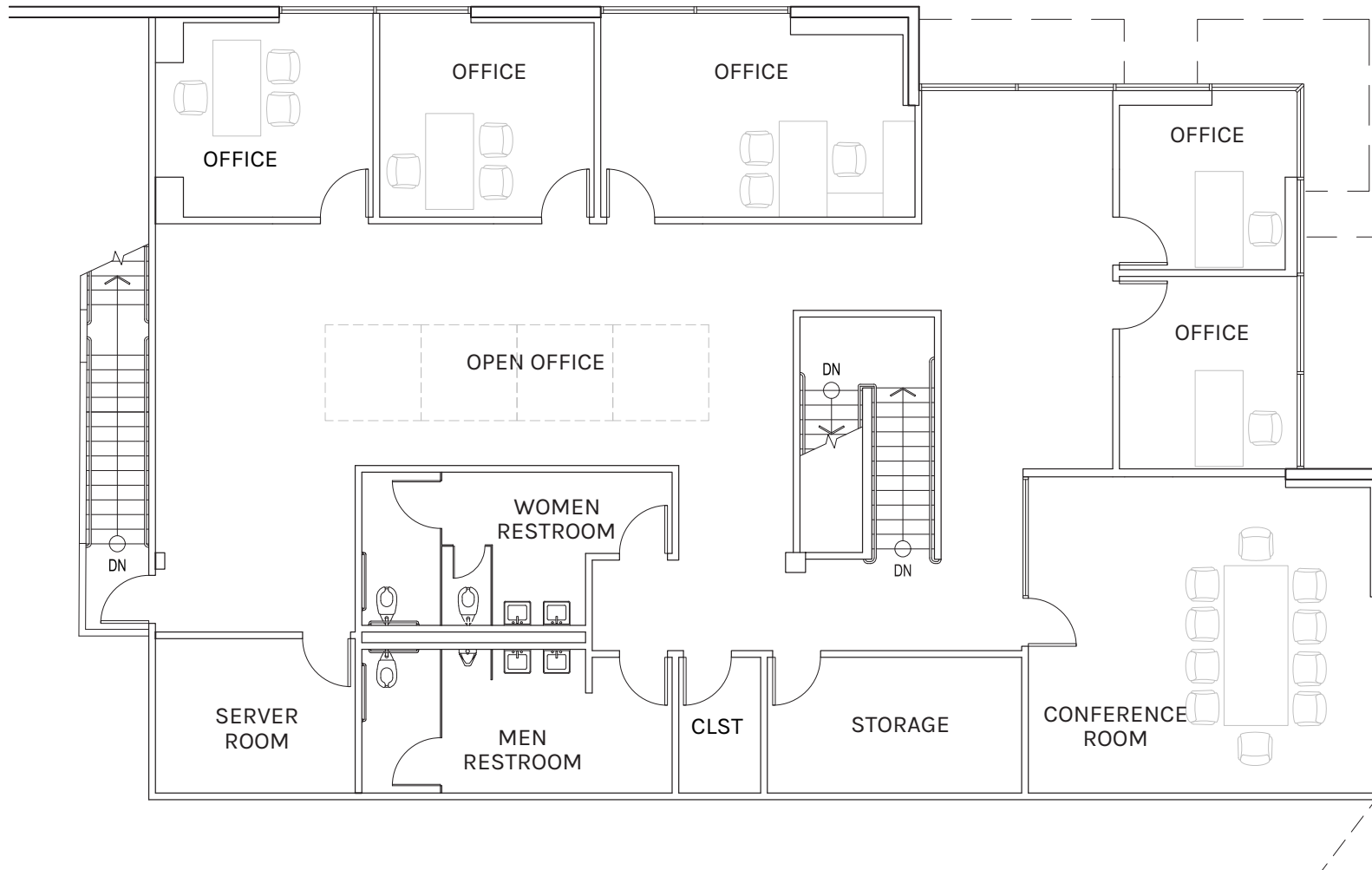
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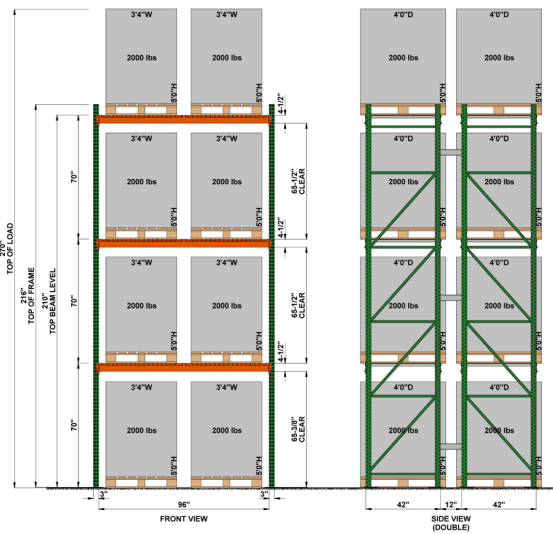
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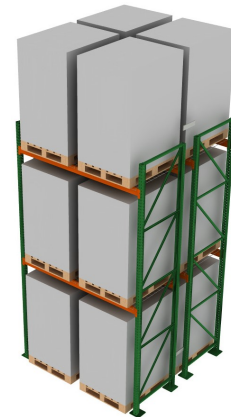
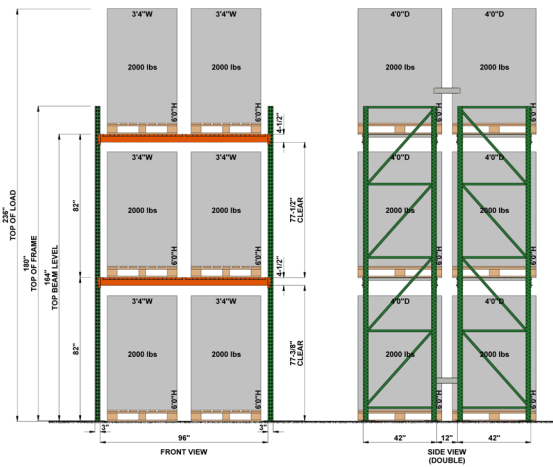
# CONCEPTUAL RACKING LAYOUT

14650 HOOVER  
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CONTACT  
UNITED MATERIAL HANDLING  
INFORMATION PREPARED BY:  
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**60" TALL PALLET**

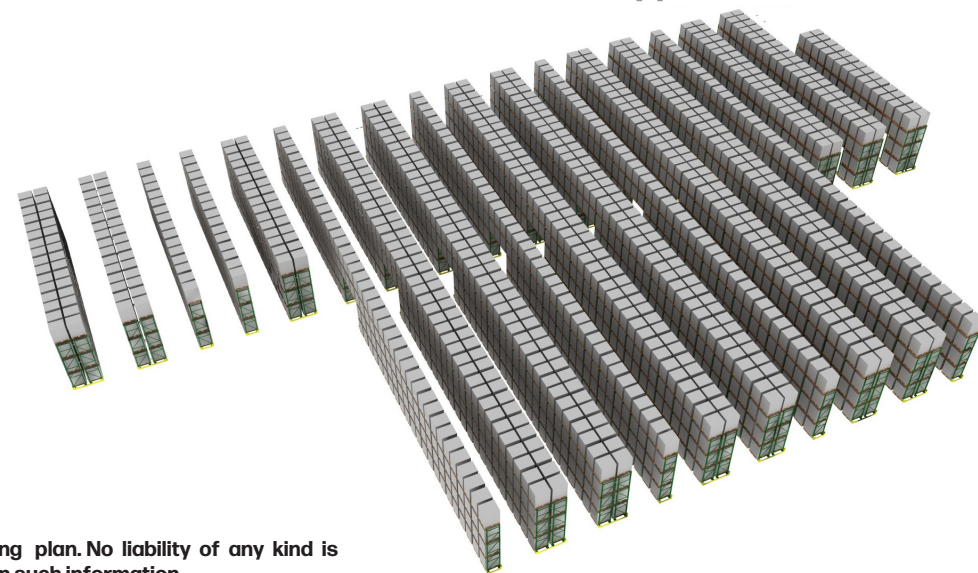
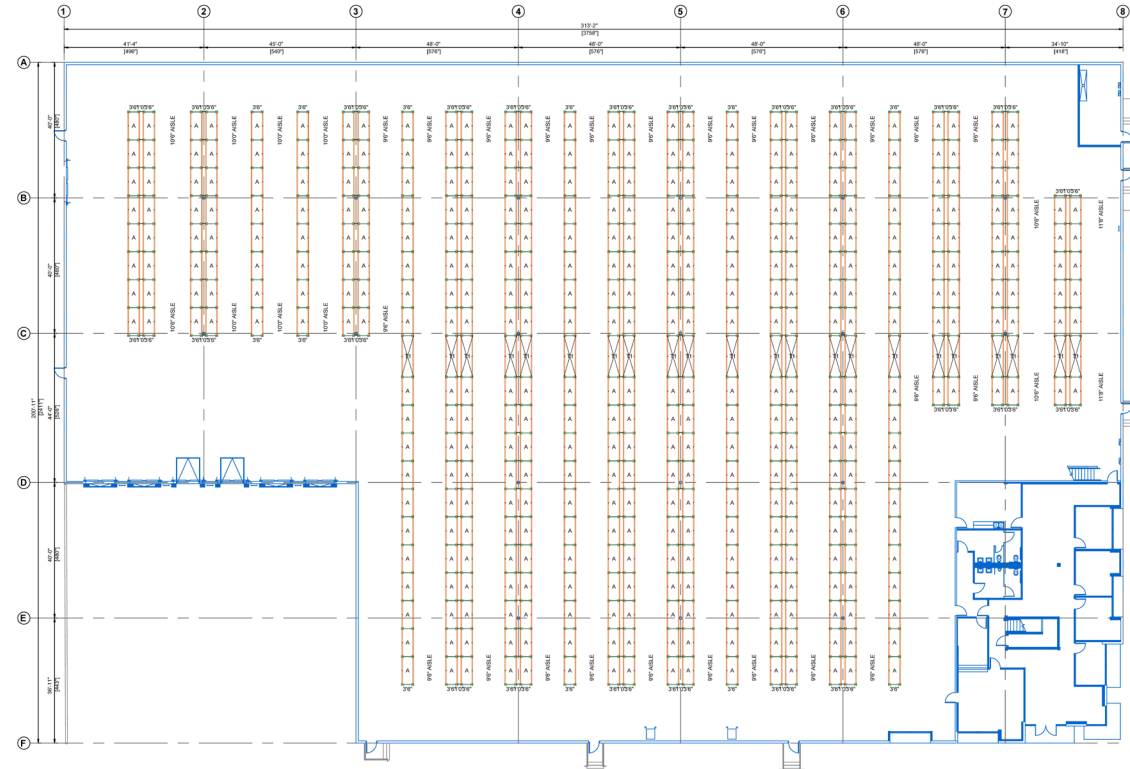


**72" TALL PALLET**

## 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.