



4% COOPERATING
BROKER FEE!*

94,140 SF AVAILABLE FOR LEASE

PREMIER WAREHOUSE DISTRIBUTION FACILITIES AVAILABLE
Rexford Commerce Crossing - 5635 & 5637 E. 61st Street | Commerce, CA





WAREHOUSE DISTRIBUTION FACILITY

- Excellent Warehouse Distribution Buildings
94,140 SF (47,052 SF & 47,088 SF)
- Brand New Class A 2-Story Office
12,240 SF (6,102 SF & 6,138 SF)
- 8 Dock High Doors - 2 Grade Level Doors
- 32' Clearance
- Fully Sprinklered ESRF K25 @ 25 PSI
- 6000 Amp Capacity**
***1800 Amp Service Upon Completion. 6000 Amp Capacity.*
- 6 Trailer Parking Stalls (12' X 54')
- Excellent Access to (710), (5) & (60) Freeways
- Delivery Q3 2024 & Q1 2025
- **4% Cooperating Broker Fee***
**Subject to Final Deal Terms - Call Broker for Details*

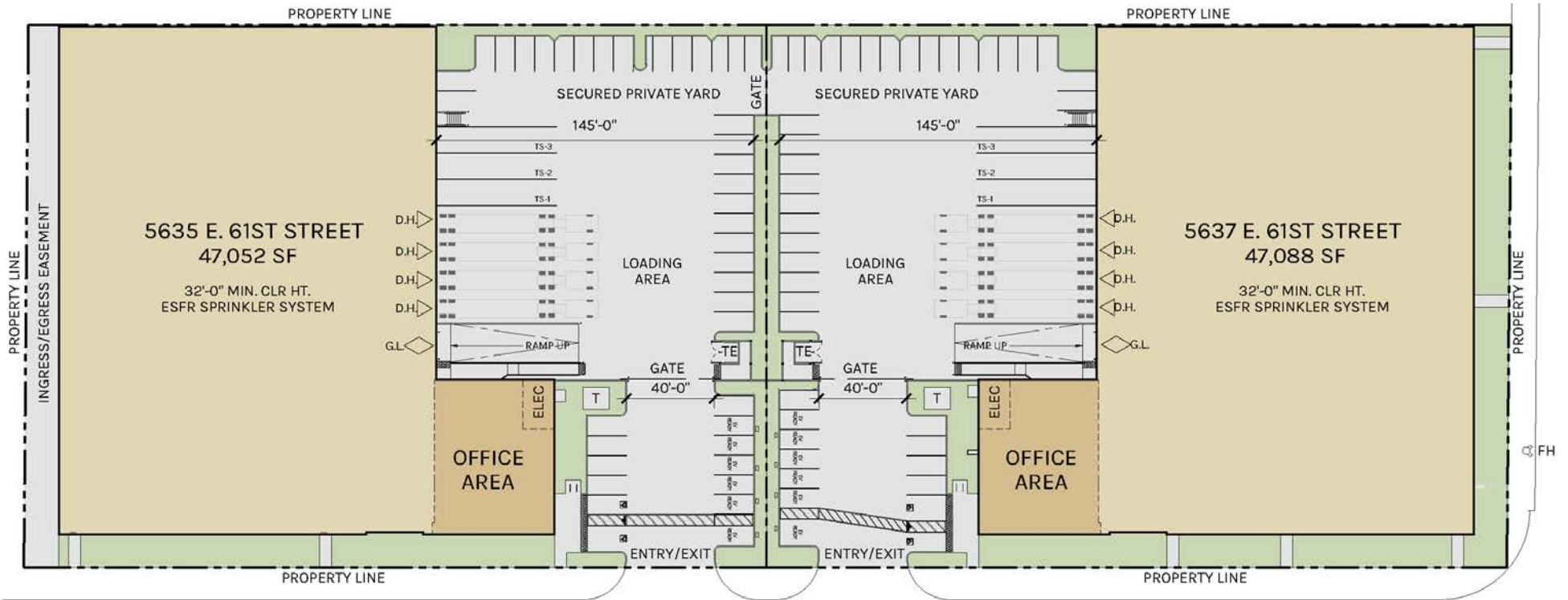
- LEED Silver - Features Include:
- HVLS Fans
- Touchless Plumbing Fixtures
- Electrical Outlets at Each D.H. Door
- Negative Ion Generators & UV Lights on Office HVAC System
- Thermostats & Timers on Warehouse
- Exhaust Fans for Night Flushing of Warehouse



- LED Lighting Throughout with Occupancy & Motion Sensors
- Water Bottle Filling Station
- TPO Roofing W/ High Solar Reflectivity Value
- 100% Site Paving is Concrete
- Native Drought Tolerant Landscape all on Drip System
- 100% of Existing Building Materials to be Recycled and Used in New Construction

Site Plan

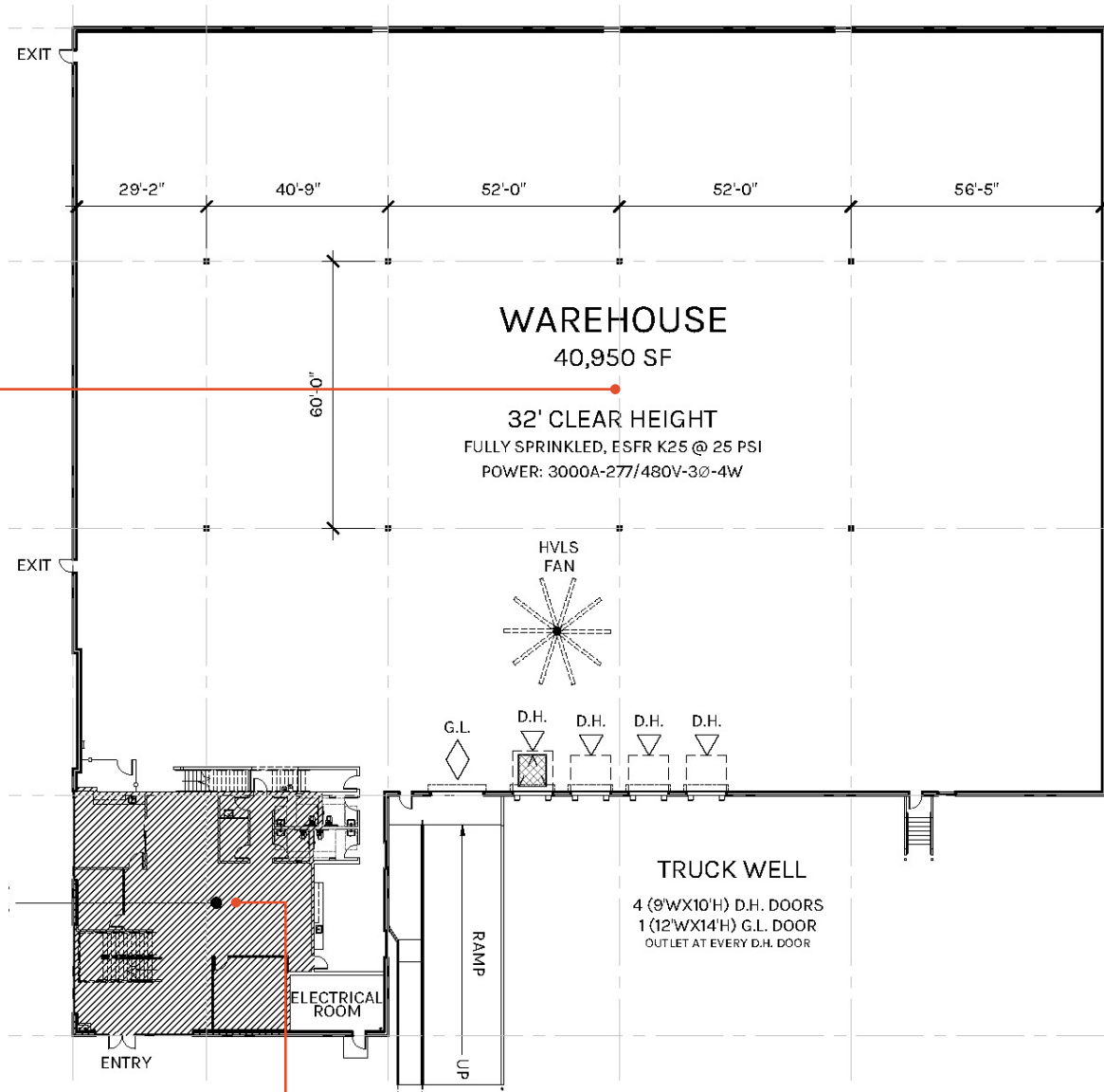
REXFORD COMMERCE CROSSING 5635 & 5637 E. 61ST STREET



WAREHOUSE 40,950 SF	OFFICE 6,102 SF	POWER 3000 AMP CAPACITY**	TOTAL 47,052 SF	5635 E 61ST
WAREHOUSE 40,950 SF	OFFICE 6,138 SF	POWER 3000 AMP CAPACITY**	TOTAL 47,088 SF	5637 E 61ST
WAREHOUSE 81,900 SF	OFFICE 12,240 SF	POWER 6000 AMP CAPACITY**	TOTAL 94,140 SF	5635 5637 E 61ST

**1800 AMP SERVICE UPON COMPLETION (5635 E 61ST = 900 AMP SERVICE & 5637 E 61ST = 900 AMP SERVICE). 6000 AMP CAPACITY (5635 E 61ST = 3000 AMP CAPACITY & 5637 E 61ST = 3000 AMP CAPACITY).

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
40,950 SF

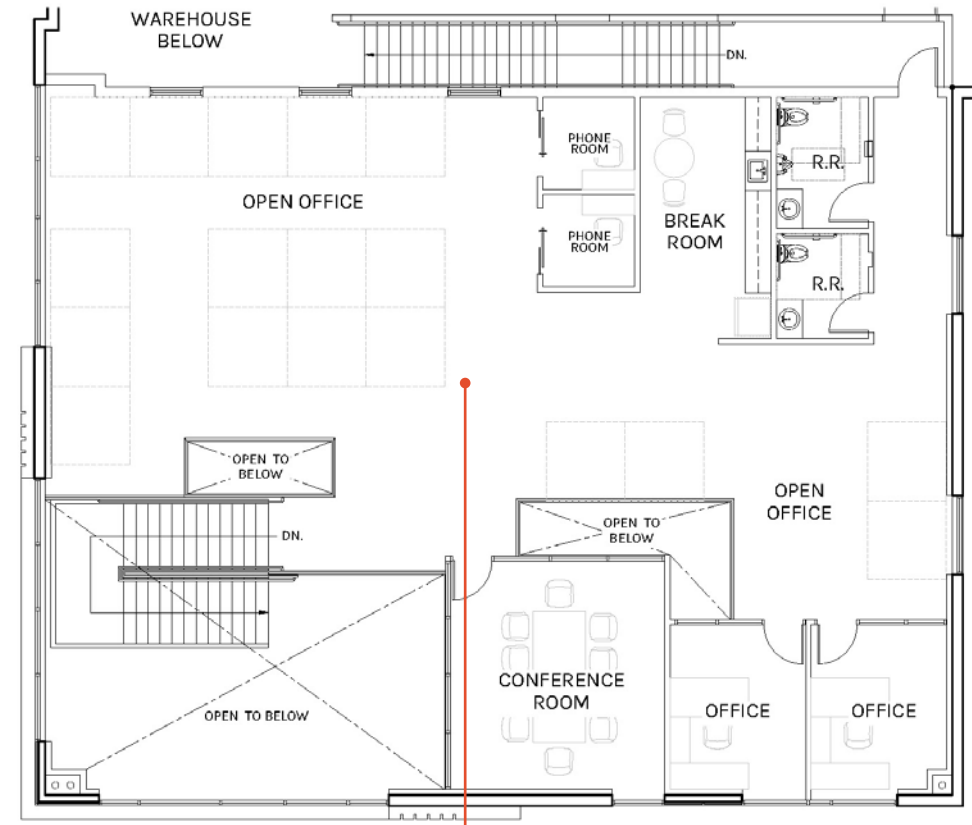
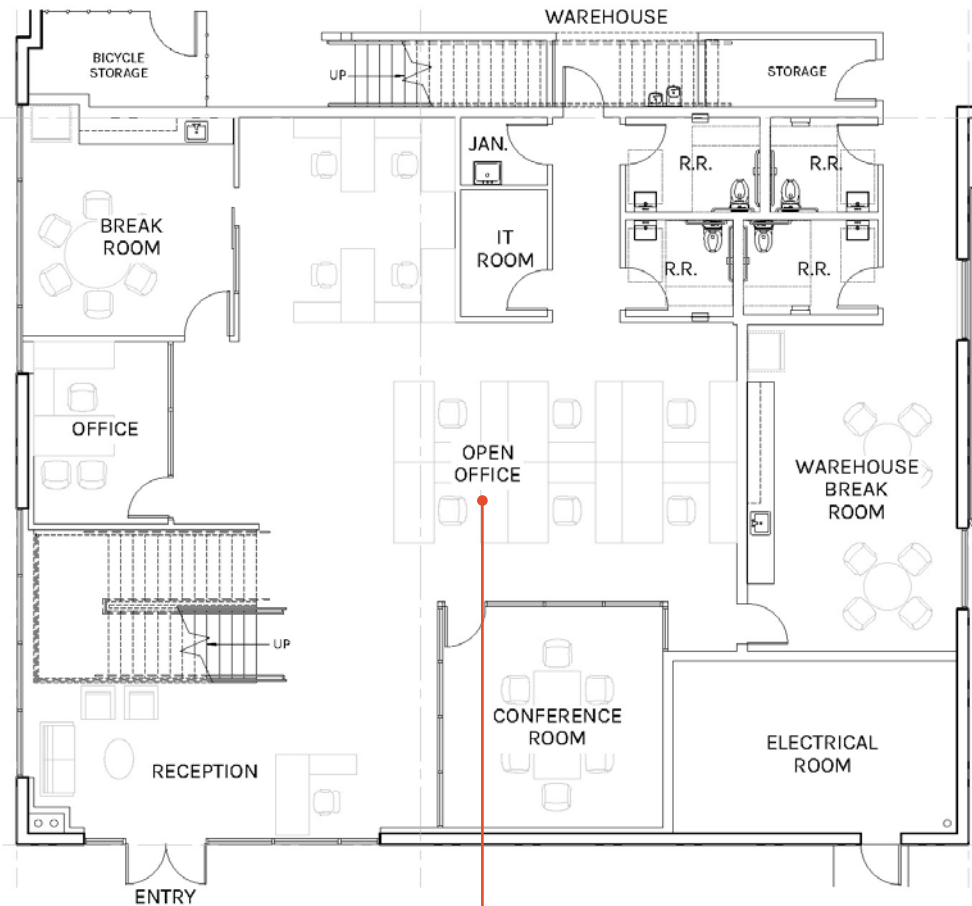
OFFICE
6,102 SF

TOTAL
47,052 SF

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Office Floor Plan

REXFORD COMMERCE CROSSING
5635 E. 61ST STREET

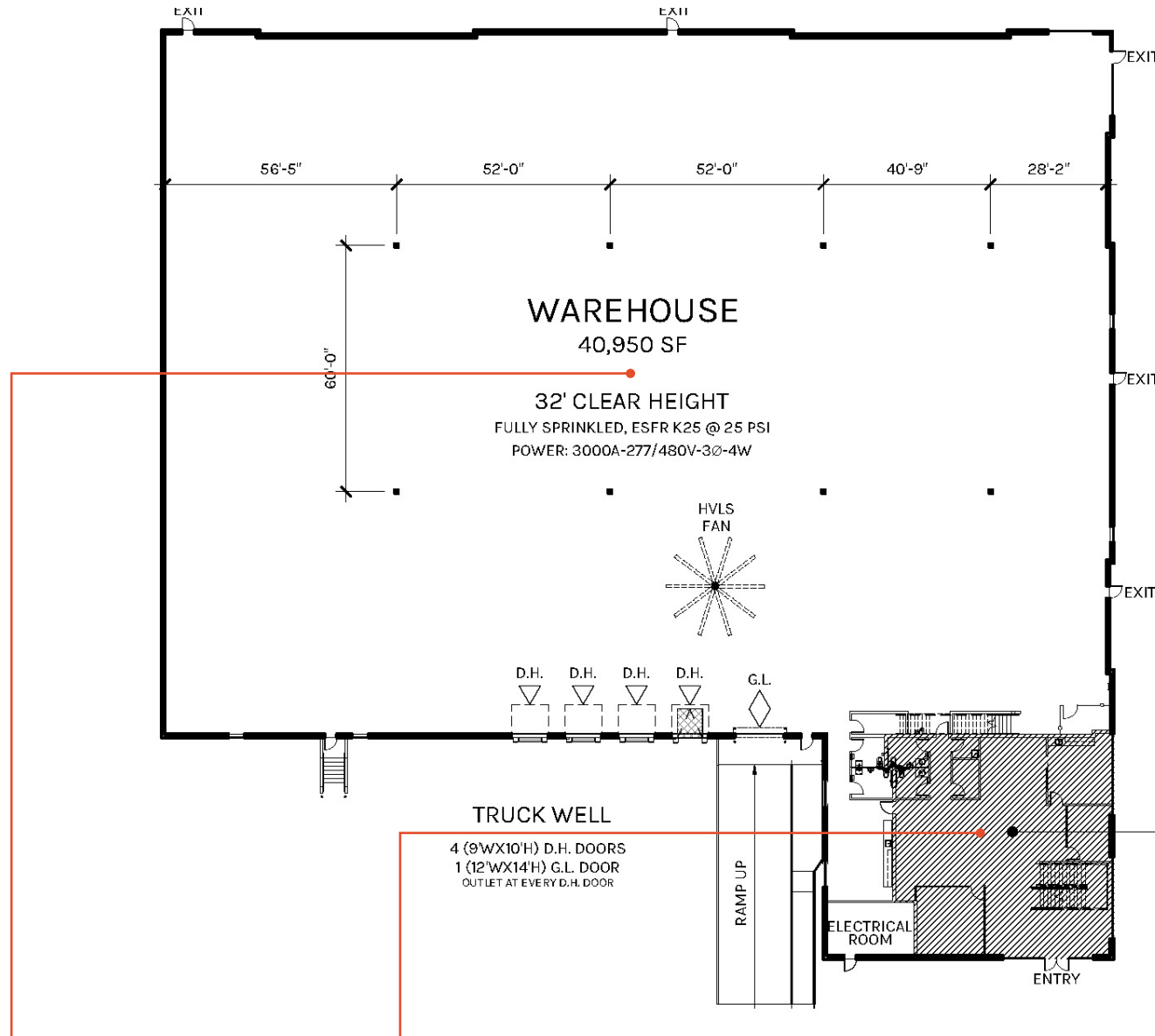


GROUND FLOOR
2,865 SF

MEZZANINE
3,237 SF

TOTAL
6,102 SF

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WAREHOUSE
40,950 SF

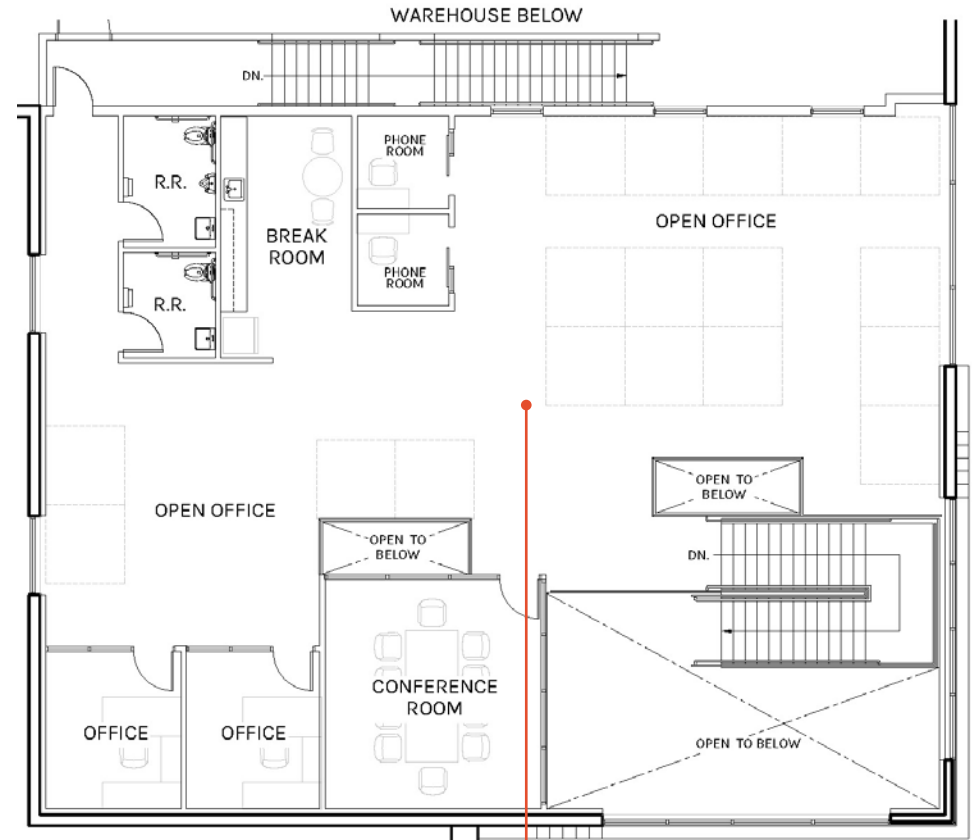
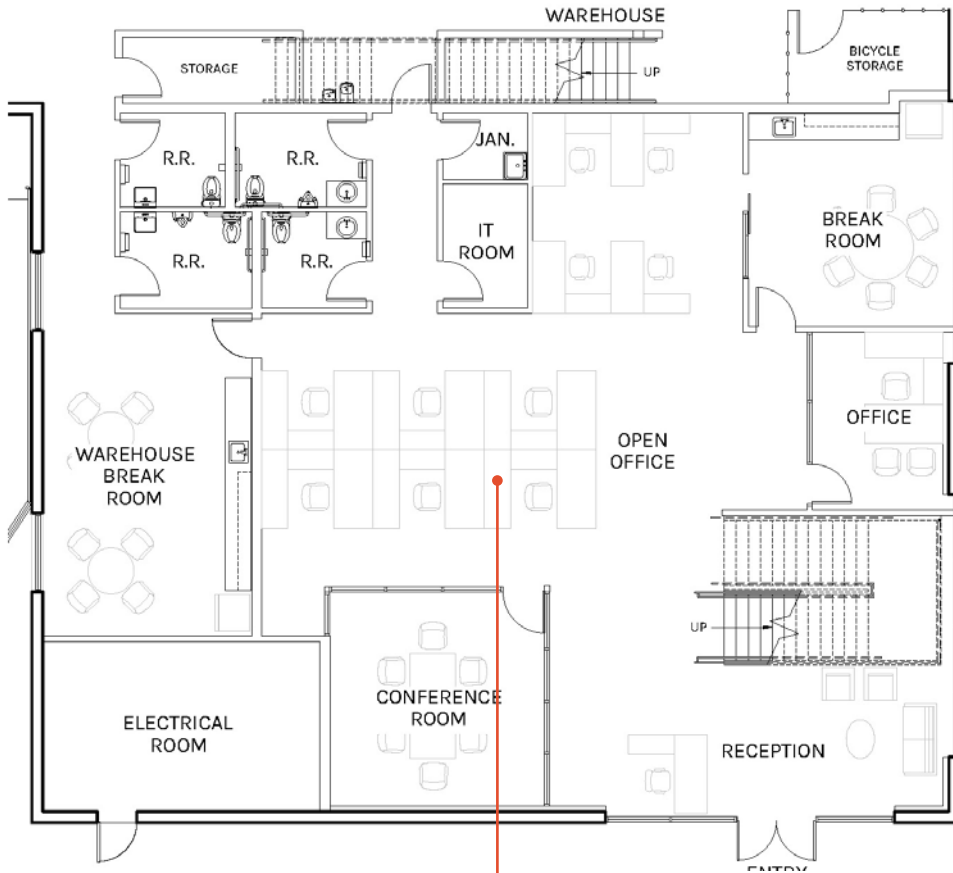
OFFICE
6,138 SF

TOTAL
47,088 SF

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Office Floor Plan

REXFORD COMMERCE CROSSING
5637 E. 61ST STREET

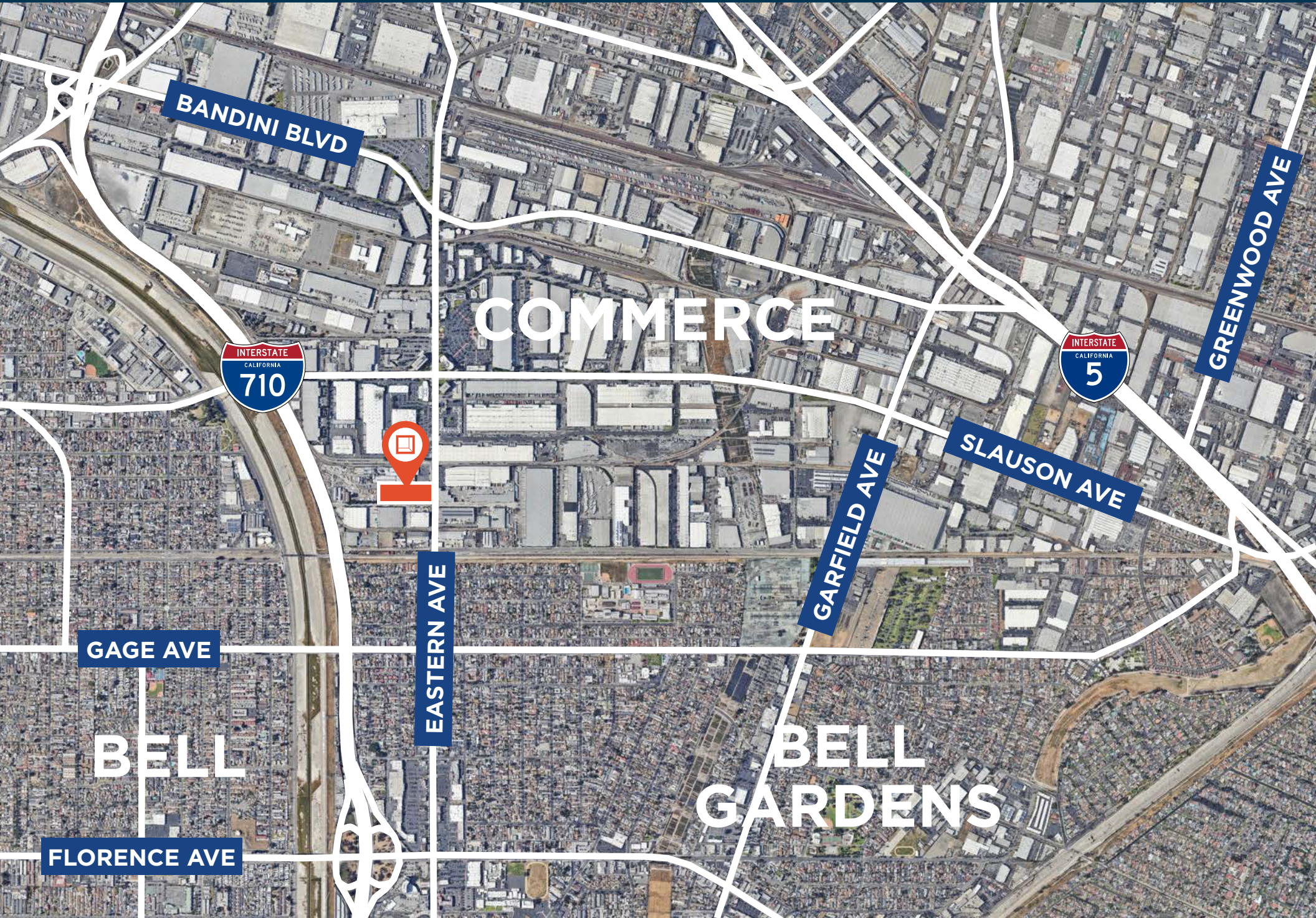


GROUND FLOOR
2,859 SF

MEZZANINE
3,279 SF

TOTAL
6,138 SF

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BANDINI BLVD

GREENWOOD AVE

COMMERCE



GARFIELD AVE

SLAUSON AVE

GAGE AVE

EASTERN AVE

BELL

**BELL
GARDENS**

FLORENCE AVE

Location

REXFORD COMMERCE CROSSING 5635 & 5637 E. 61ST STREET



1.0 Miles to (710) Freeway	2.7 Miles to (5) Freeway	4.8 Miles to (60) Freeway
5.2 Miles to (605) Freeway	6.5 Miles to (101) Freeway	8.5 Miles to Downtown Los Angeles
16 Miles to Port of Long Beach	18 Miles to Port of Los Angeles	19 Miles to Los Angeles International Airport



**Rexford
Industrial**

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