



4% COOPERATING
BROKER FEE!*

47,088 SF AVAILABLE FOR LEASE

PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE

Rexford Commerce Crossing - 5637 E. 61st Street | Commerce, CA



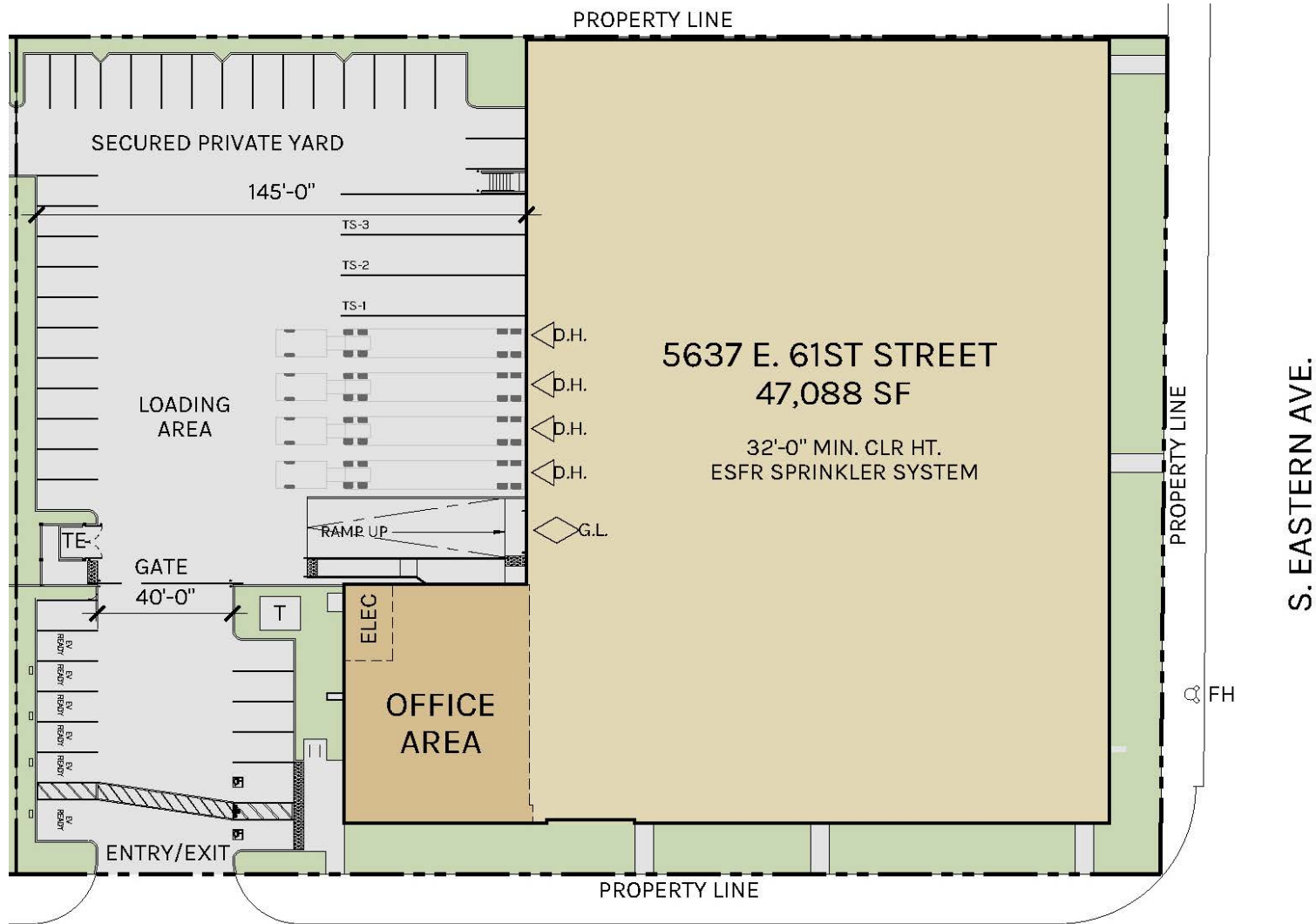
WAREHOUSE DISTRIBUTION FACILITY

- Excellent Warehouse Distribution Building - 47,088 SF
- Brand New Class A 2-Story Office - 6,138 SF
- 4 Dock High Doors - 1 Grade Level Door
- 32' Clearance
- Fully Sprinklered ESRF K25 @ 25 PSI
- 3000 Amp Capacity**
**900 Amp Service Upon Completion. 3000 Amp Capacity.
- 3 Trailer Parking Stalls (12' X 54')
- Excellent Access to (710), (5) & (60) Freeways
- Delivery Q3 2024
- **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

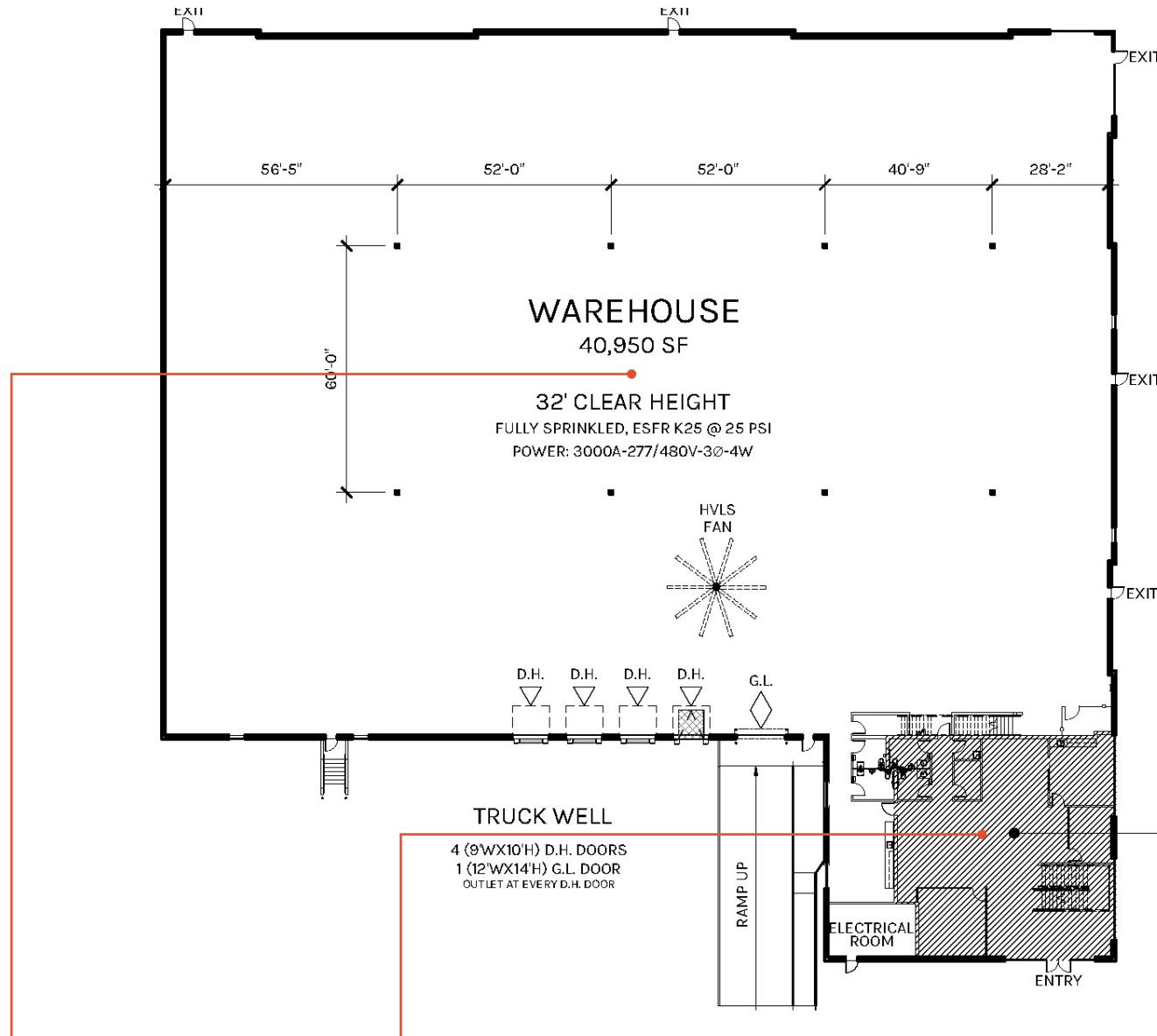


WAREHOUSE
40,950 SF

OFFICE
6,138 SF

TOTAL
47,088 SF

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

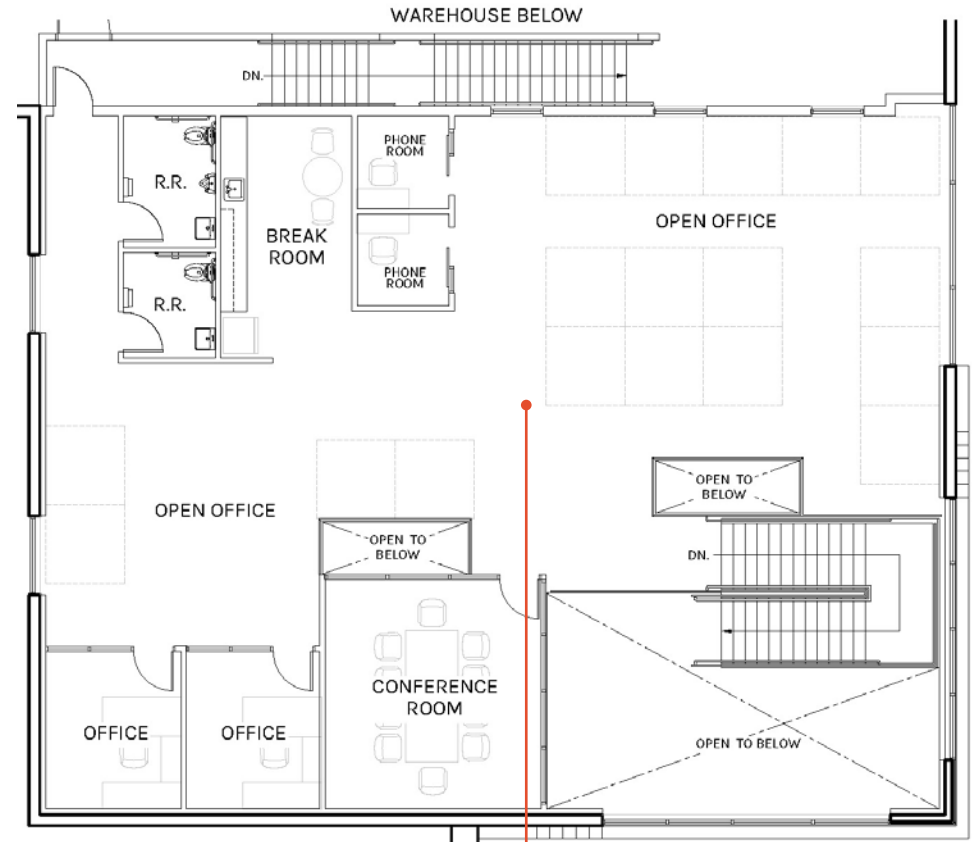
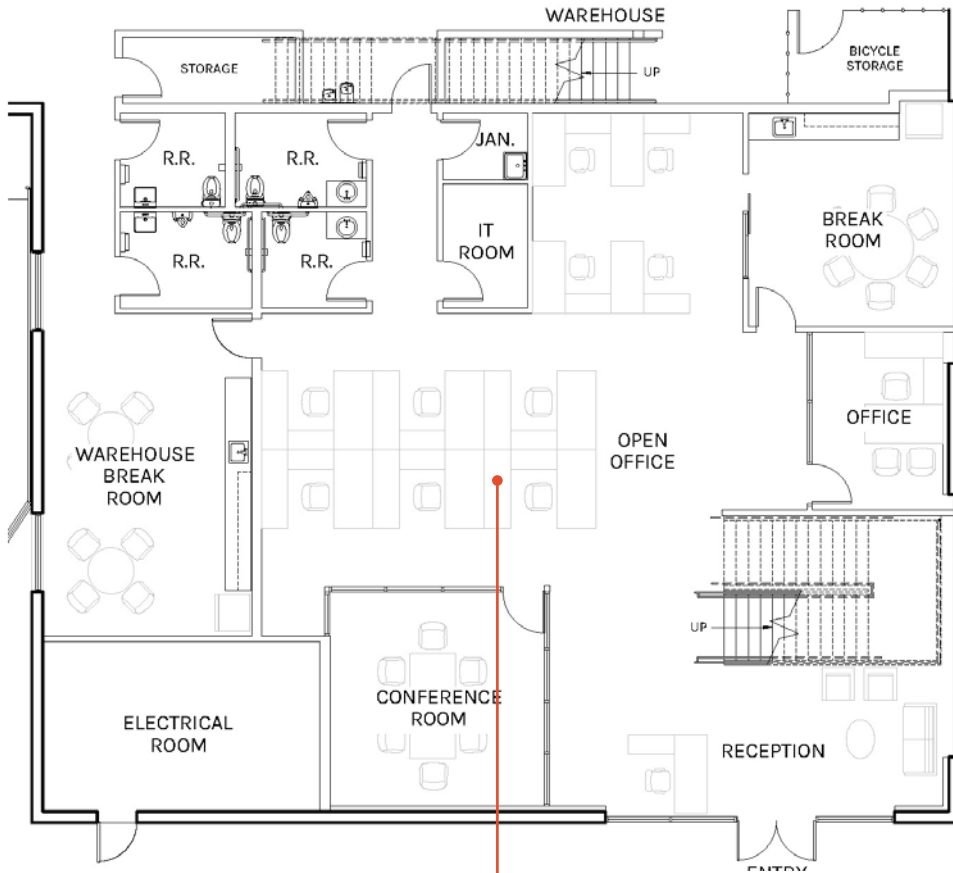
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Office Floor Plan

REXFORD COMMERCE CROSSING
5637 E. 61ST STREET

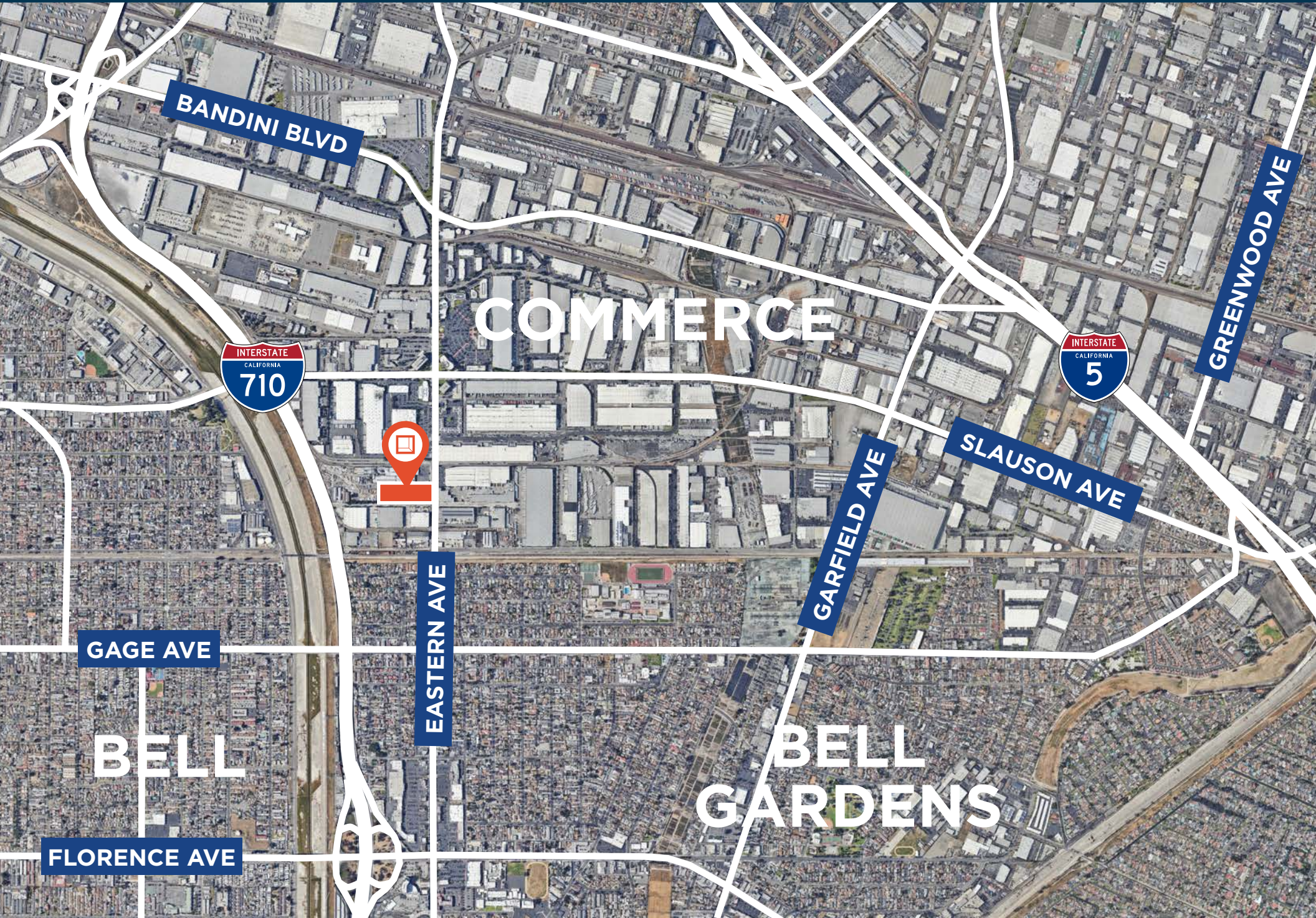


GROUND FLOOR
2,859 SF

MEZZANINE
3,279 SF

TOTAL
6,138 SF

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BANDINI BLVD

COMMERCE

GREENWOOD AVE



GARFIELD AVE

SLAUSON AVE

GAGE AVE

EASTERN AVE

BELL

BELL GARDENS

FLORENCE AVE

Location

REXFORD COMMERCE CROSSING 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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