



**BUILDINGS NOW COMPLETE  
READY FOR OCCUPANCY**



**JUST LEASED: 48,485 SF**

**2442 N. AMERICAN WAY | ORANGE | CA**

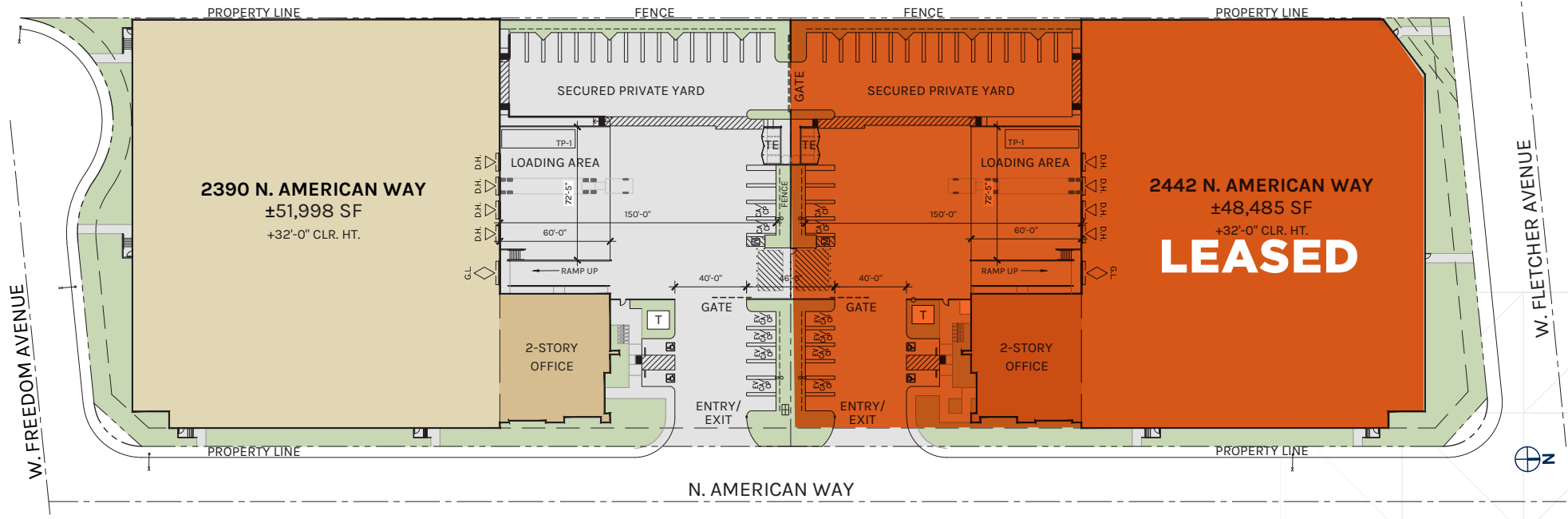
**AVAILABLE: 51,998 SF**

**PREMIER WAREHOUSE DISTRIBUTION FACILITY | HEAVY POWER  
2390 N. AMERICAN WAY | ORANGE | CA**



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### PROPERTY HIGHLIGHTS

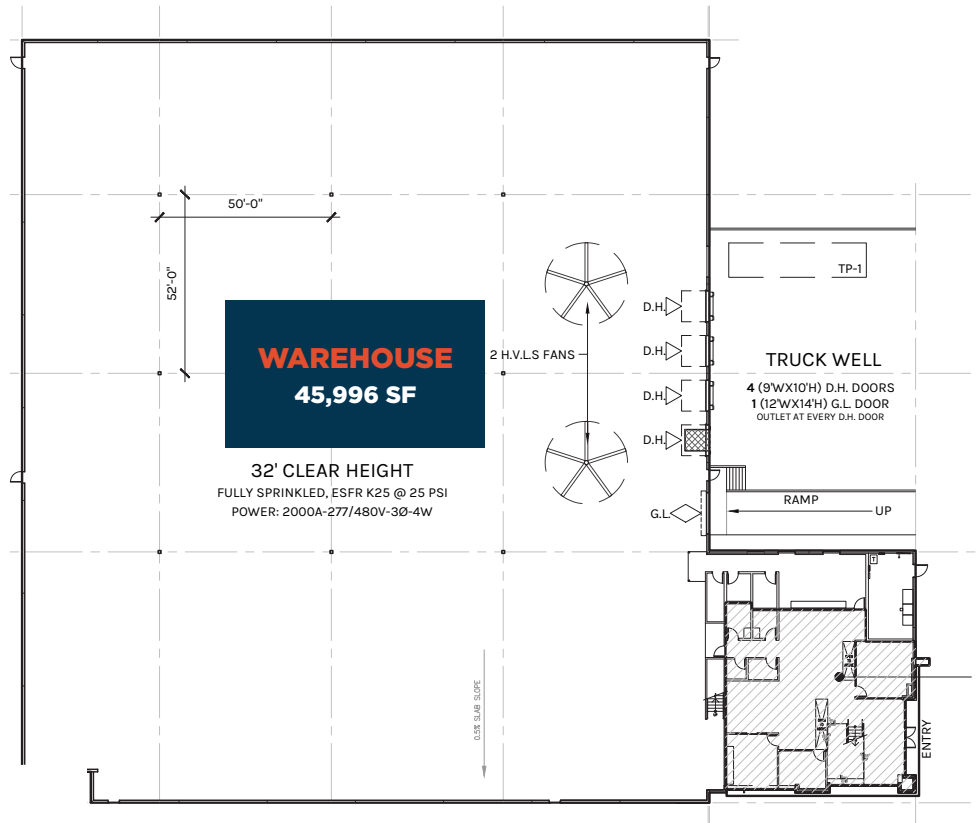
- LEED Gold Certified
- 2 Buildings Totaling 100,483 SF
- 51,998 SF Building on 88,591 SF of Land
- 48,485 SF Building on 86,011 SF of Land
- M1 Industrial Zone
- State of Art Distribution/ Manufacturing Facilities
- Excellent Freeway Access (5, 91, 55, 57, 22)

### BUILDING HIGHLIGHTS

- ± 6,000 SF Two Story Executive Office
- ESFR Sprinkler K25.2 @ 25 PSI
- 2,000 Amps 277/480 volt 3ph4w (with a 3,000 Amp Transformer)
- 50' x 52' Column Spacing
- 32' Warehouse Clearance
- Warehouse Slab: 7" Thick, 4,000 PSI
- Natural Gas: Stubbed to Building
- Ground Level Loading (12' x 14')
- Trailer Parking (1 position- 10' x 40')
- True Dock High Loading (9' x 10') (1 Pit Levelers & 3 Edge of Dock Levelers) and Electrical Outlets at each DH Door
- 150' Loading Depth
- Private Fenced Yard

### LEED GOLD / ESG FEATURES

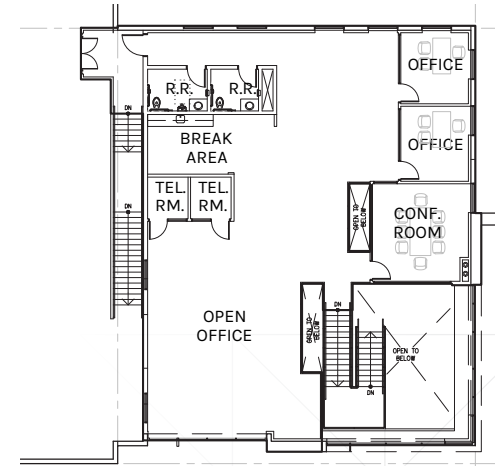
- 4 EV Charging Ready Stalls
- Water Efficient Landscape and Irrigation
- HVAC Systems w/ Negative Ion Generator, UV light, Co2 sensors & demand control ventilation
- Motion Sensored Lighting Throughout
- Warehouse Exhaust Fans w/ Nighttime Flushing
- High Velocity Low Speed warehouse fans
- All Concrete Site Paving



**WAREHOUSE**  
45,996 SF

32' CLEAR HEIGHT  
FULLY SPRINKLED, ESFR K25 @ 25 PSI  
POWER: 2000A-277/480V-3Ø-4W

**Mezzanine Office**  
3,286 SF



MEZZANINE OFFICE

**Ground Level Office**  
2,716 SF



GROUND LEVEL OFFICE

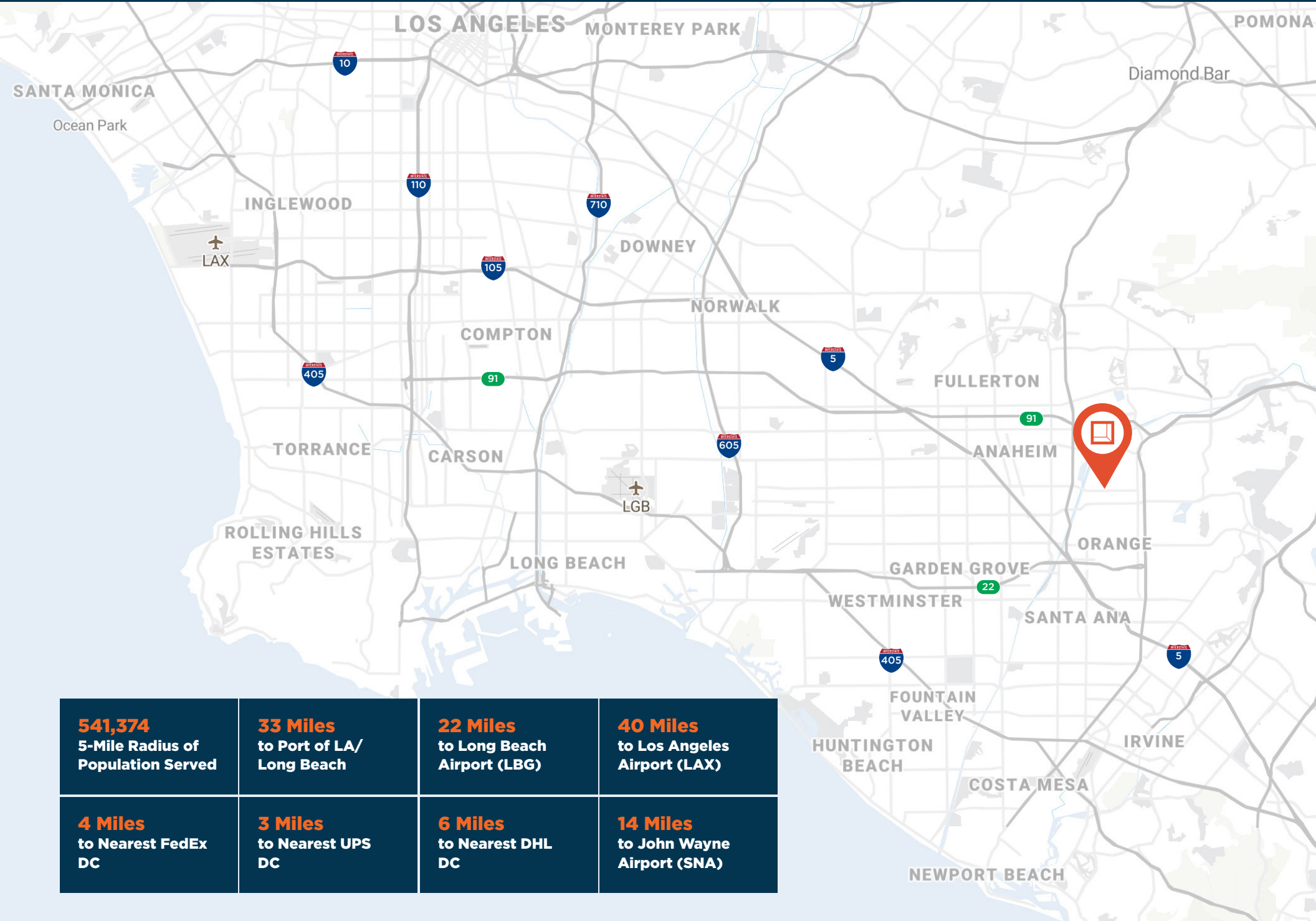
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.





# Property Location

2390 N. AMERICAN WAY



<b>541,374</b> 5-Mile Radius of Population Served	<b>33 Miles</b> to Port of LA/ Long Beach	<b>22 Miles</b> to Long Beach Airport (LGB)	<b>40 Miles</b> to Los Angeles Airport (LAX)
<b>4 Miles</b> to Nearest FedEx DC	<b>3 Miles</b> to Nearest UPS DC	<b>6 Miles</b> to Nearest DHL DC	<b>14 Miles</b> to John Wayne Airport (SNA)



**Rexford  
Industrial**

## Leasing Contacts

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