



1ST QUARTER 2024 DELIVERY



51,998 SF AVAILABLE | BUILDING 1

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



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PROPERTY HIGHLIGHTS

- New Construction- 1st Qtr 2024
- LEED Silver Certified
- Freestanding 51,998 SF Building on 88,591 SF of Land
- M1 Industrial Zone
- Natural Gas: Stubbed to Building
- State of Art Distribution/Manufacturing Facilities
- Excellent Freeway Access (5, 91, 55, 57, 22)
- Strategic Southern California Location (Near Ports, Railways, Airports)

BUILDING HIGHLIGHTS

- ± 6,002 SF Two Story Executive Office
- Restrooms and breakrooms on first and second floor offices
- ESFR Sprinkler K25.2 @ 25 PSI
- 2,000 Amps 277/480 volt 3ph4w
- 50' x 52' Column Spacing
- 32' Warehouse Clearance

LEED SILVER / ESG FEATURES

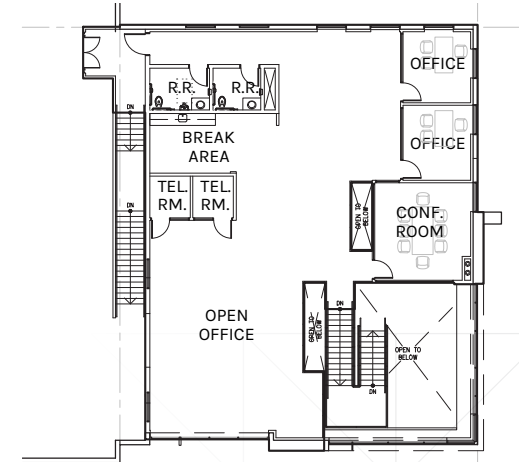
- 4 EV Charging Ready Stalls
- Water Efficient Landscape and Irrigation
- HVAC Systems w/ Negative Ion Generator, UV light, Co2 sensors & demand control ventilation
- Vision windows in loading doors
- Motion Sensored Lighting Throughout
- Thermoplastic Polyolefin (TPO) Reflective Roofs
- Warehouse Exhaust Fans w/ Nighttime Flushing

- Four (4) Dock High Loading Doors (9' x 10')
- Ground Level Loading (12' x 14')
- Trailer Parking
- 150' Loading Depth
- Private Fenced Yard

- Touchless & Water Efficient Plumbing Fixtures
- Water bottle filling station
- Skylights with OSHA approved safety bars
- High Velocity Low Speed warehouse fans
- Efficient Storefront system w/ low solar heat gain
- All Concrete Site Paving

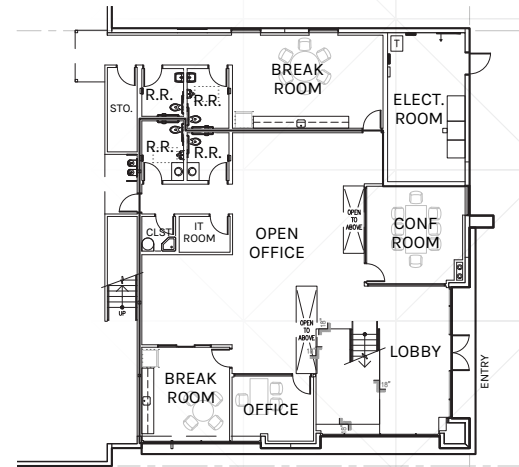


Mezzanine Office
3,286 SF



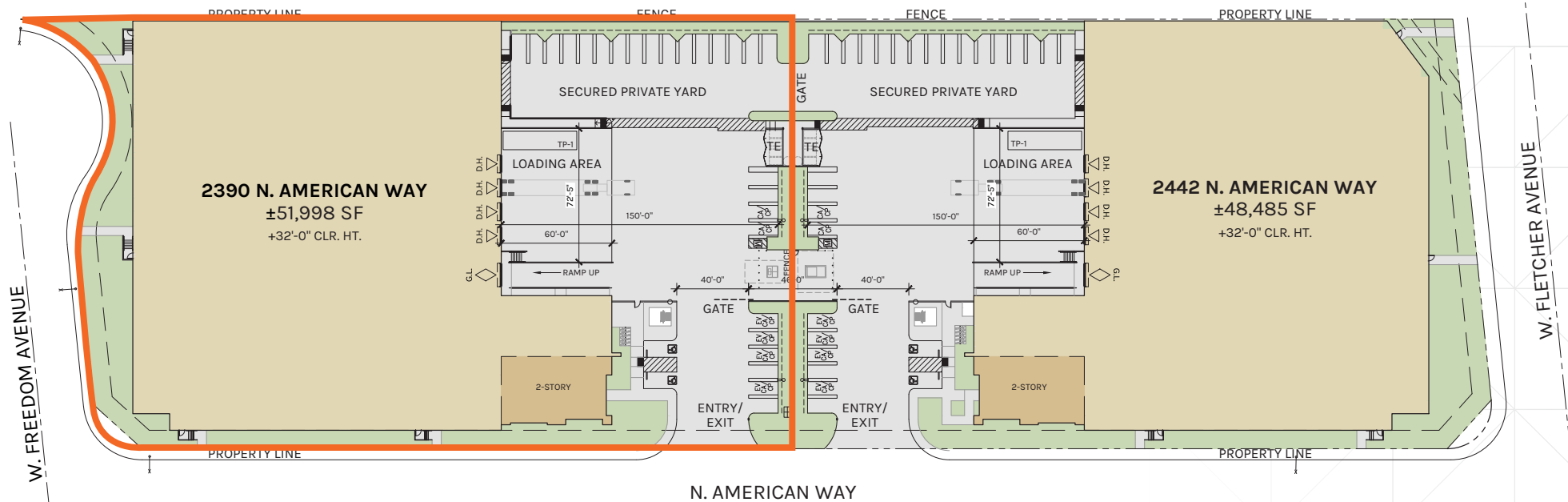
MEZZANINE OFFICE

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.



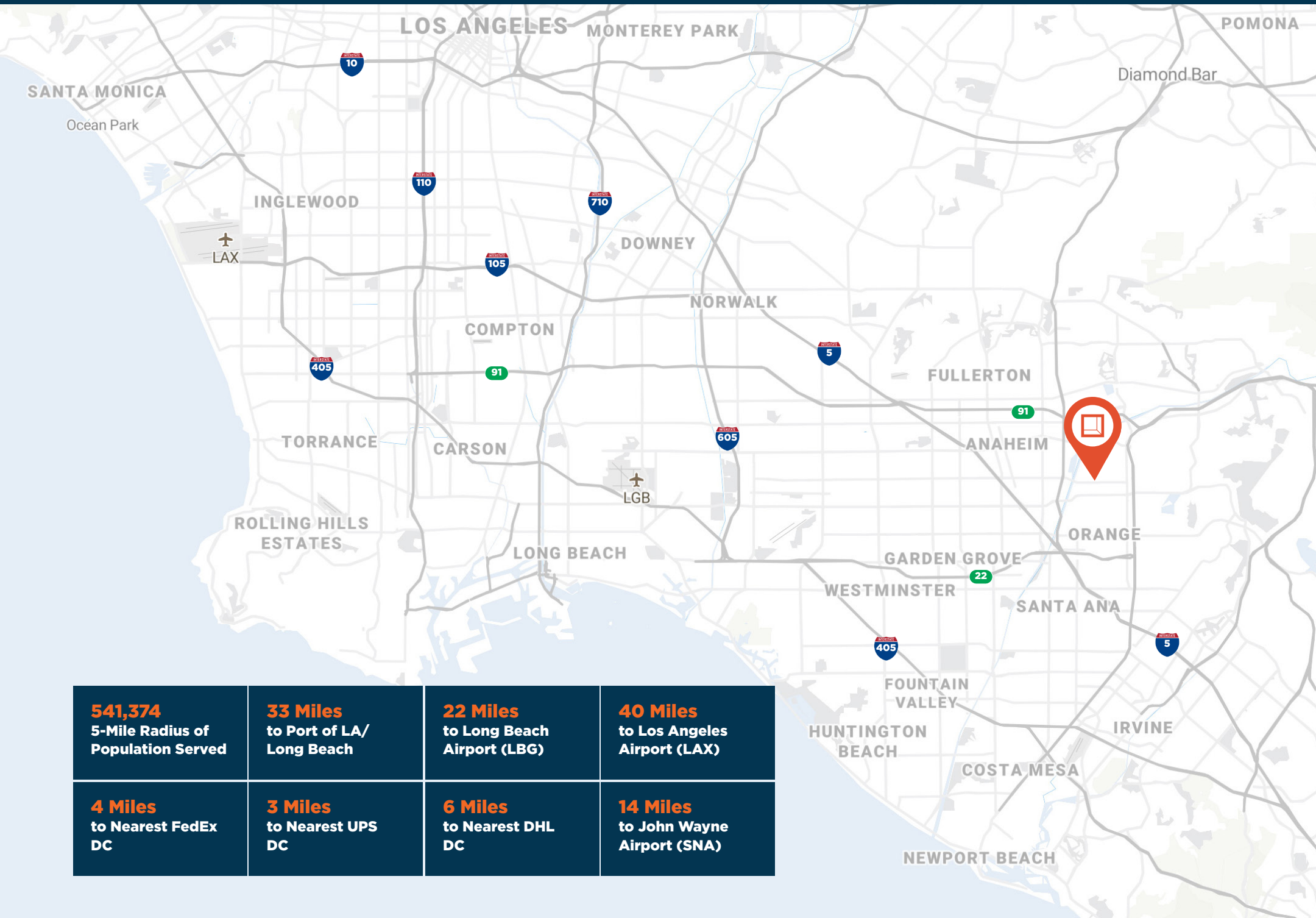
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Property Location

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



**Rexford
Industrial**

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