# **1ST QUARTER 2024 DELIVERY**



# 51,998 SF AVAILABLE | BUILDING 1

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





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# **Building Features**

### 2390 N. AMERICAN WAY





#### **PROPERTY HIGHLIGHTS**

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

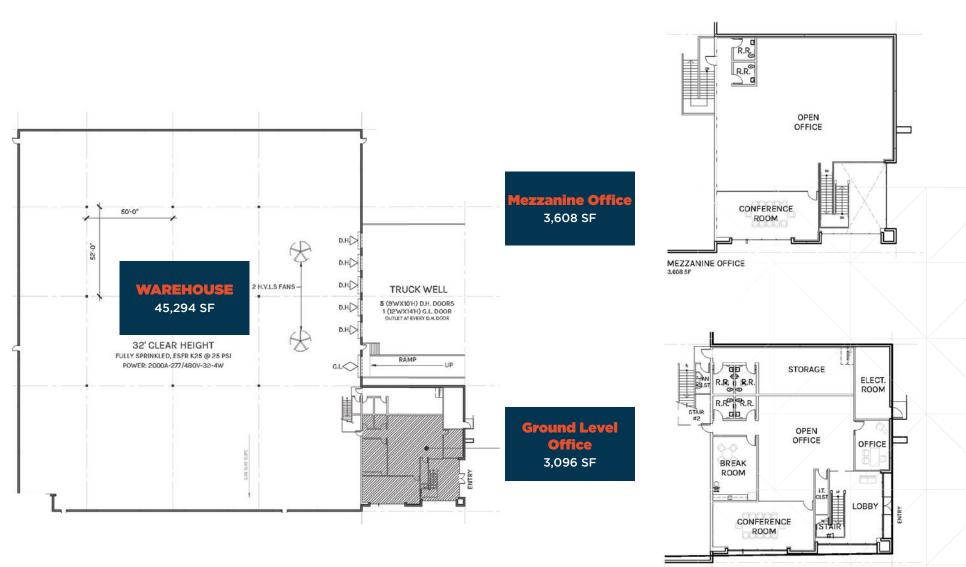
#### **BUILDING HIGHLIGHTS**

- 6,704 SF Two Story Executive Office
- ESFR Sprinkler K25.2 @ 25 PSI
- 2,000 Amps 277/480 volt 3ph4w
- 50' x 52' Column Spacing
- 32' Warehouse Clearance
- Five (5) Dock High Loading Doors (9' x 10')
- Ground Level Loading (12' x 14')
- 150' Loading Depth
- Private Fenced Yard

#### **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
- Motion Sensored Lighting Throughout
- Thermoplastic Polyolefin (TPO) Reflective Roofs
- Warehouse Exhaust Fans w/ Nighttime Flushing
- Touchless & Water Efficient Plumbing Fixtures
- All Concrete Site Paving

## **Floor Plan**

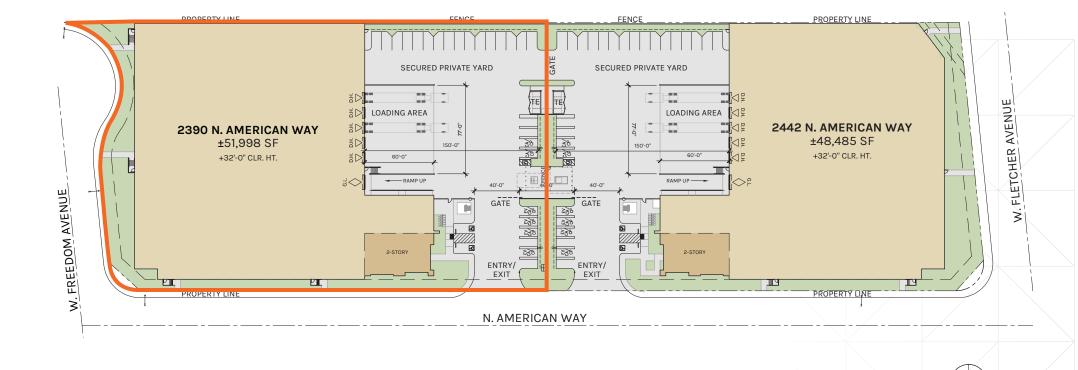


GROUND LEVEL OFFICE 3,096 SF

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.

2390 N. AMERICAN WAY 51,998 SF





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# 2390 N. AMERICAN WAY

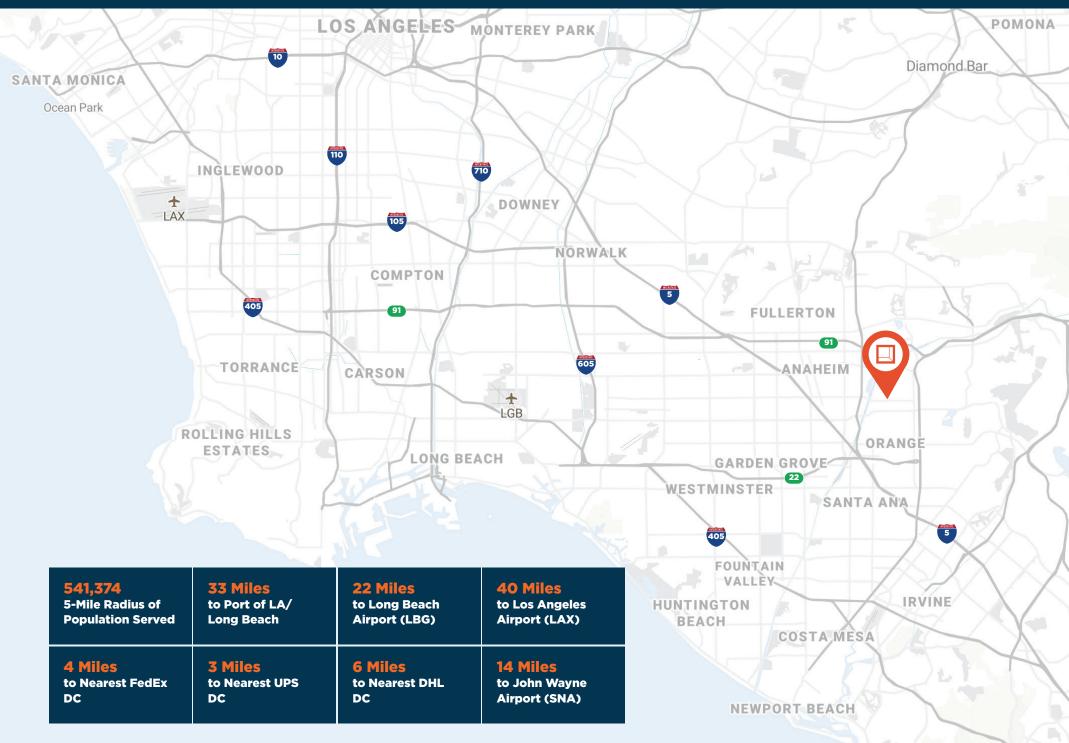




# **Property Location**

2390 N. AMERICAN WAY







### **Leasing Contacts**

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