



**BUILDINGS NOW COMPLETE
READY FOR OCCUPANCY**



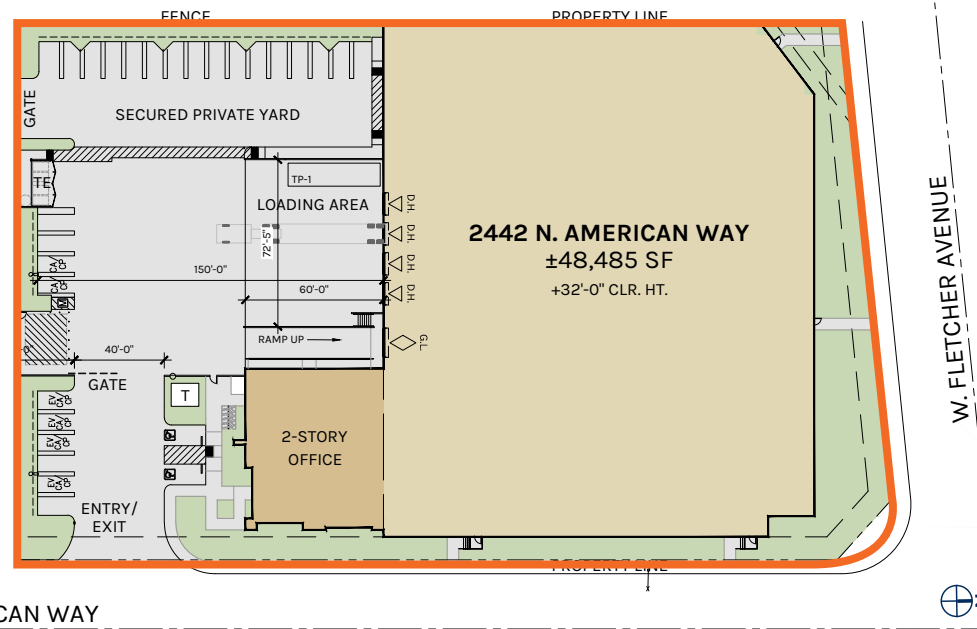
48,485 SF AVAILABLE

**PREMIER WAREHOUSE DISTRIBUTION FACILITY | HEAVY POWER
2442 N. AMERICAN WAY | ORANGE | CA**



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PROPERTY HIGHLIGHTS

- LEED Gold Certified
- Freestanding 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

- ± 5,989 SF Two Story Executive Office
- ESMR 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
- Four (4) Dock High Loading Doors (9' x 10')
- Ground Level Loading (12' x 14')
- 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
- Trailer Parking
- Private Fenced Yard

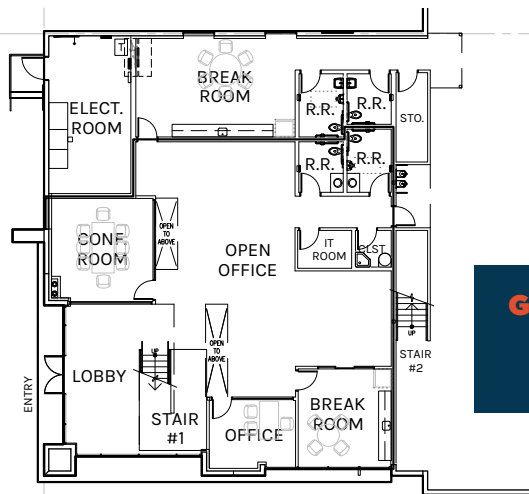
LEED GOLD / ESG FEATURES

- 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



Mezzanine Office
3,294 SF

MEZZANINE OFFICE

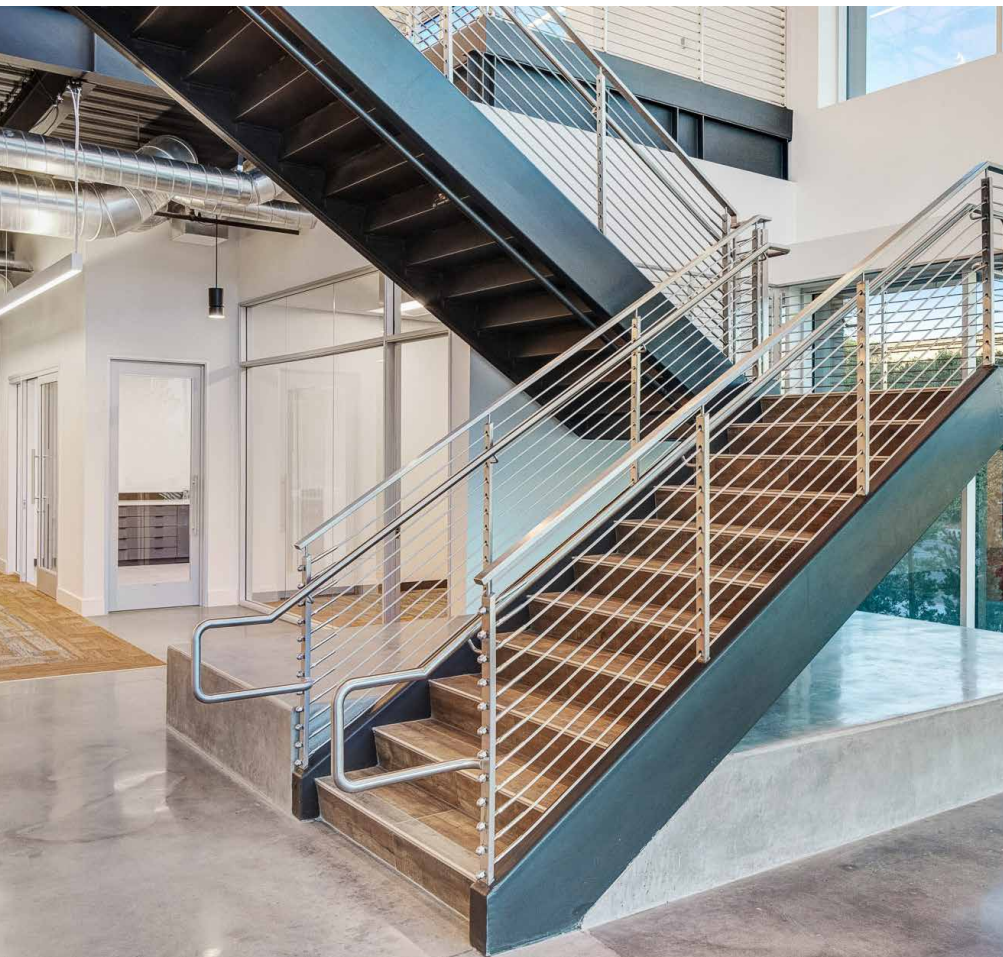


Ground Level Office
2,695 SF

GROUND FLOOR OFFICE



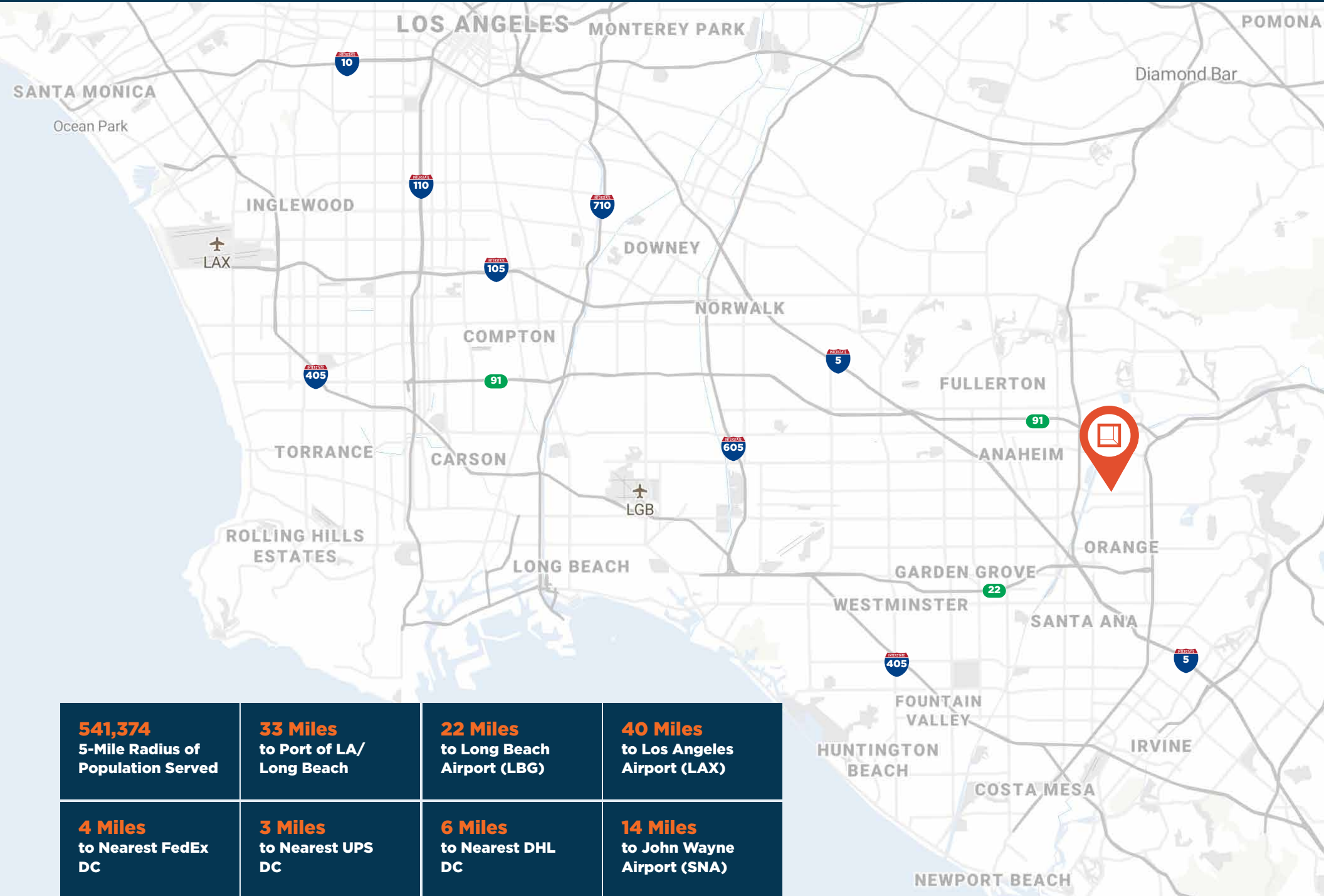
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE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





Property Location

2442 N. AMERICAN WAY



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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