



**BUILDINGS NOW COMPLETE  
READY FOR OCCUPANCY**



# **48,485 SF AVAILABLE | BUILDING 2**

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



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## PROPERTY HIGHLIGHTS

- New Construction- 1st Qtr 2024
- LEED Silver 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)
- Strategic Southern California Location ( Near Ports, Railways, Airports)

## BUILDING HIGHLIGHTS

- ± 5,989 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 (with a 3,000 Amp Transformer)
- 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

- 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

- 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



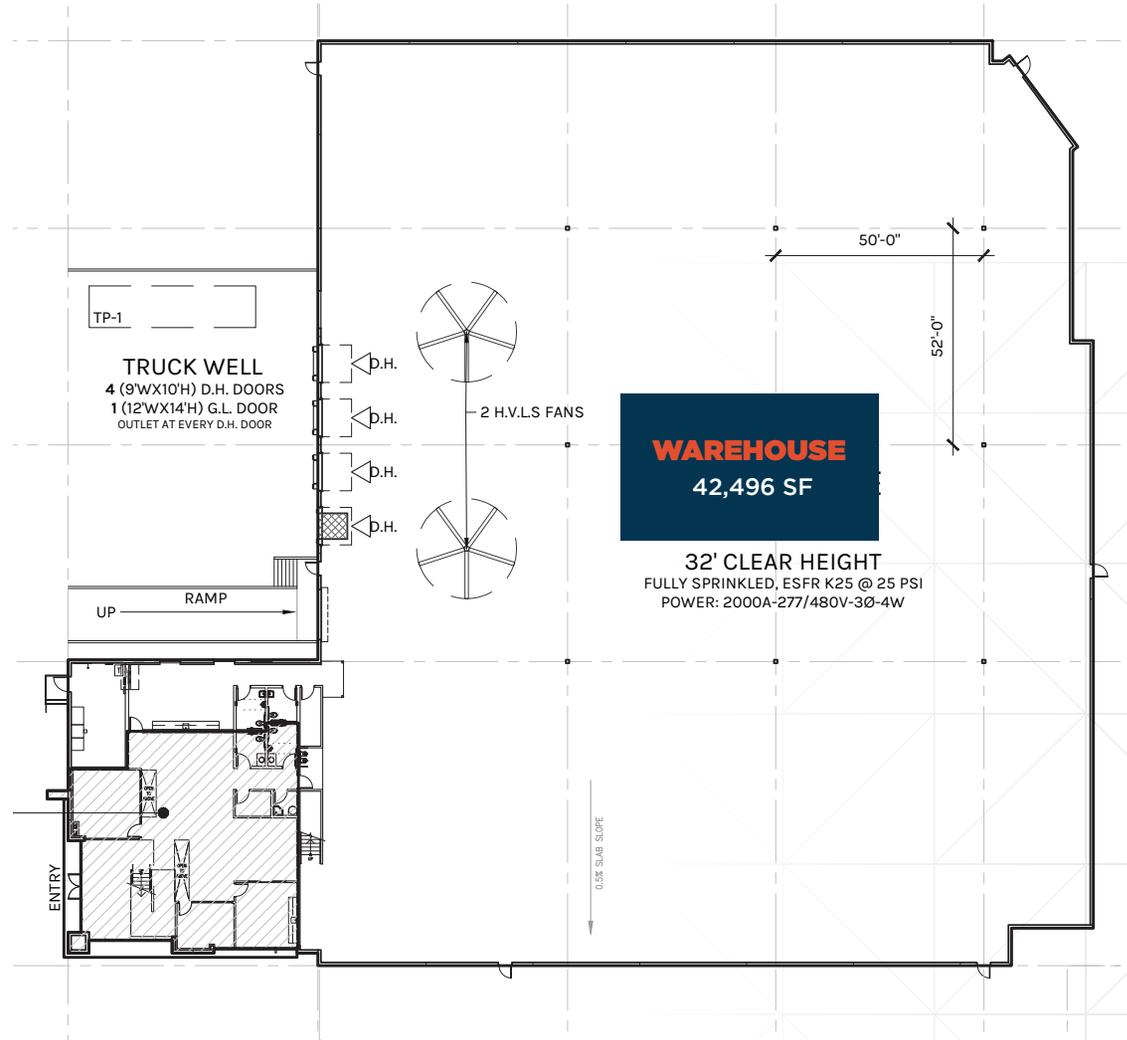
**Mezzanine Office**  
3,294 SF

MEZZANINE OFFICE

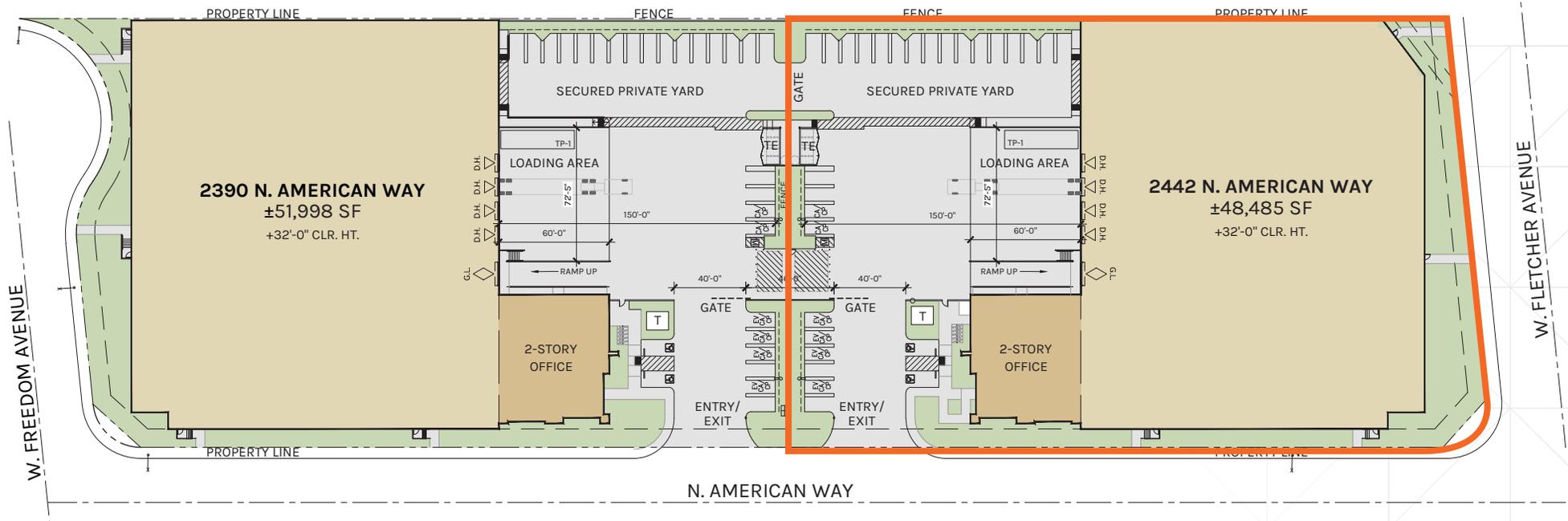


**Ground Level Office**  
2,695 SF

GROUND FLOOR OFFICE



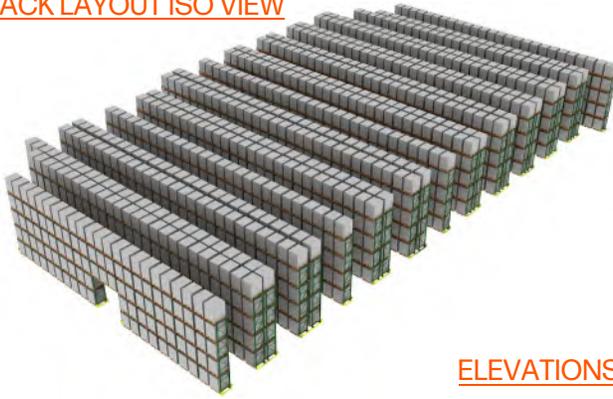
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE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



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## RACK LAYOUT ISO VIEW



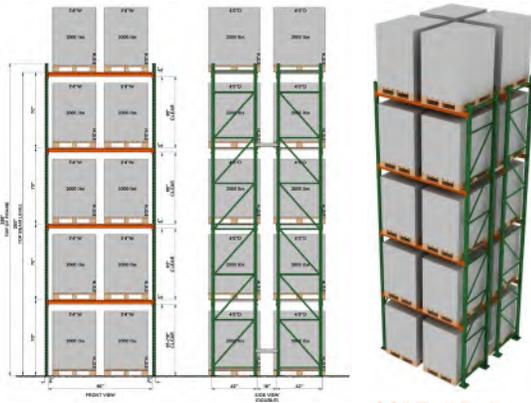
- 10'6 Aisles
- 60" Tall Pallets
- 72" Tall Pallets
- 96" Storage Beam
- 144" Storage Beam
- Accessories Upon Request

## CONCEPTUAL RACKING LAYOUT

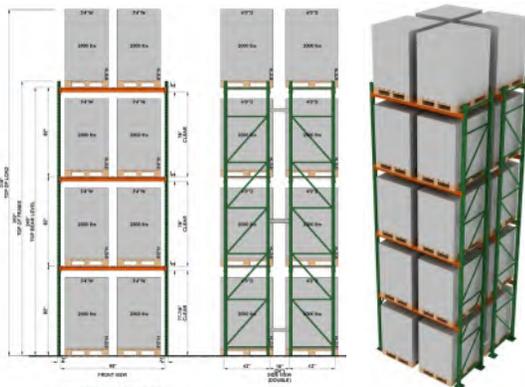
### Total Pallet Positions

- Approximately 2,909 Pallet Positions (60" Tall Pallet)
- Approximately 2,302 Pallet Positions (72" Tall Pallet)

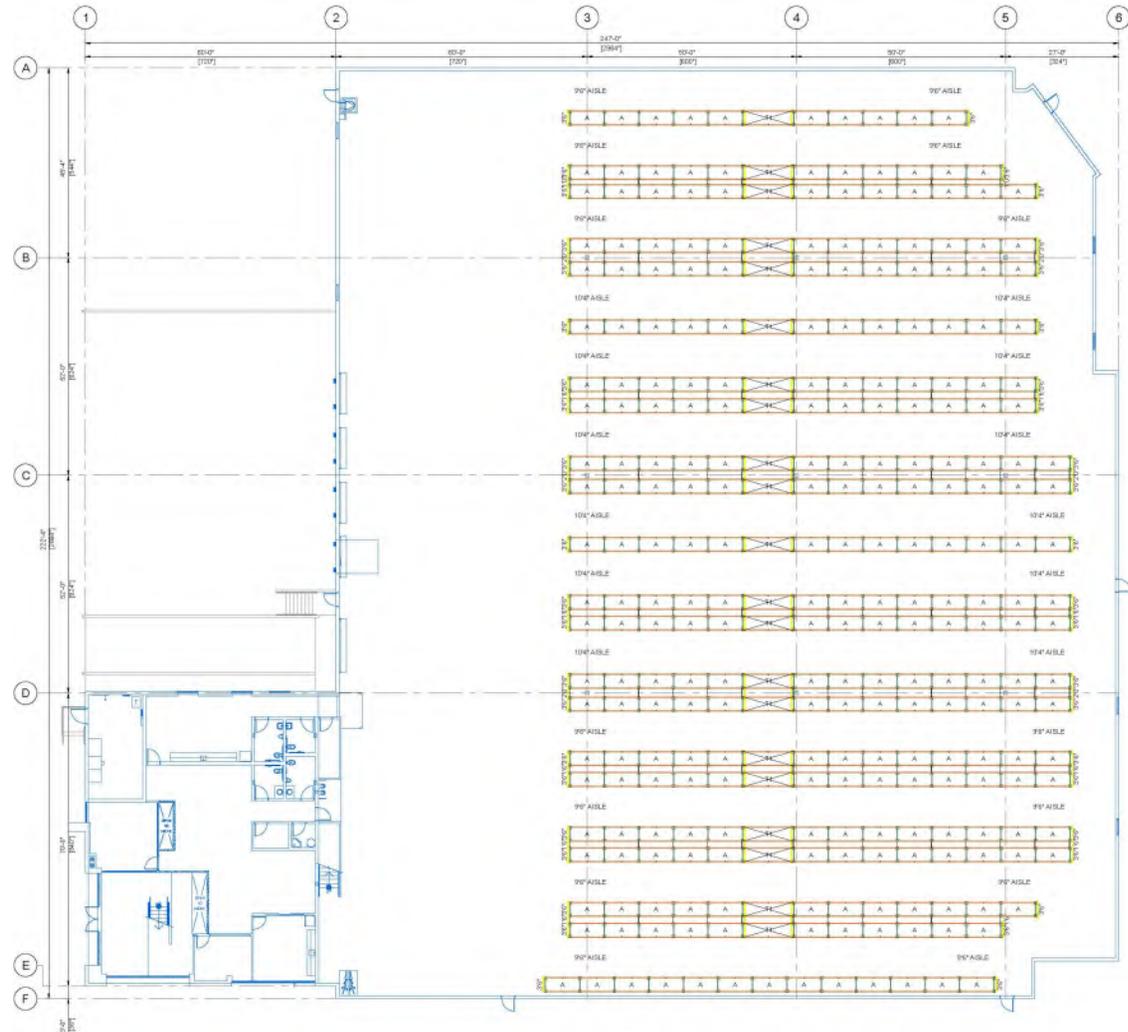
## ELEVATIONS



60" Tall Pallet

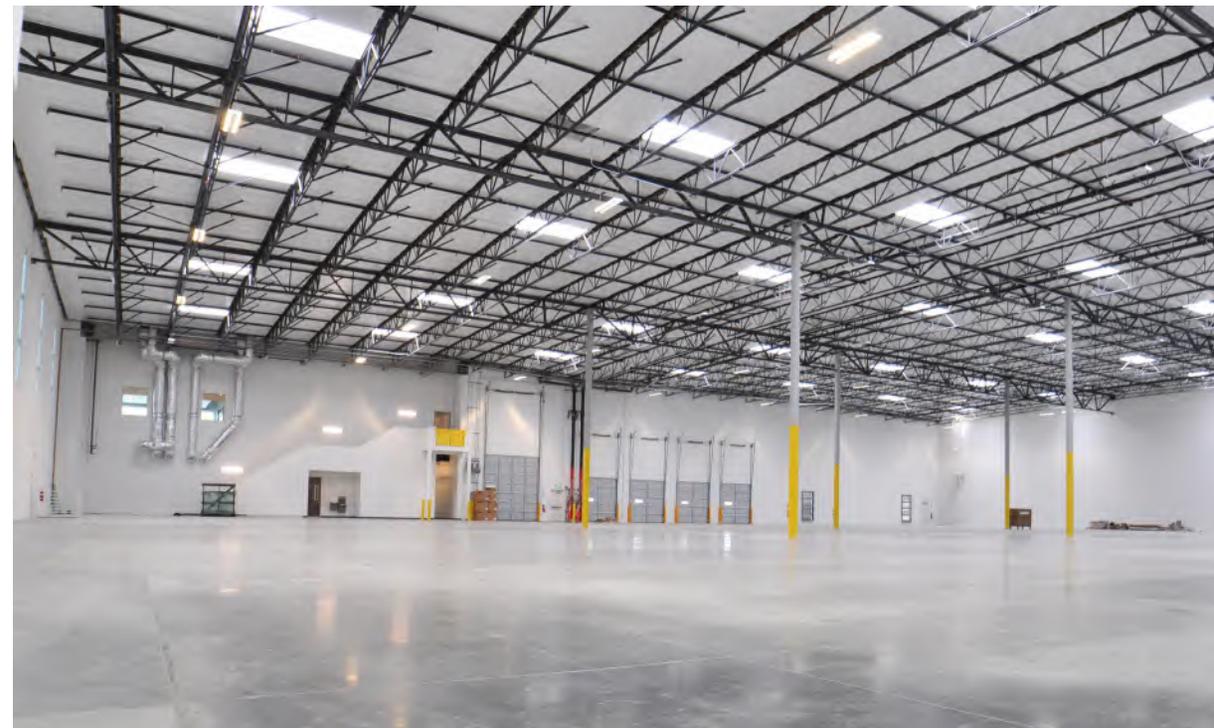


72" Tall Pallet



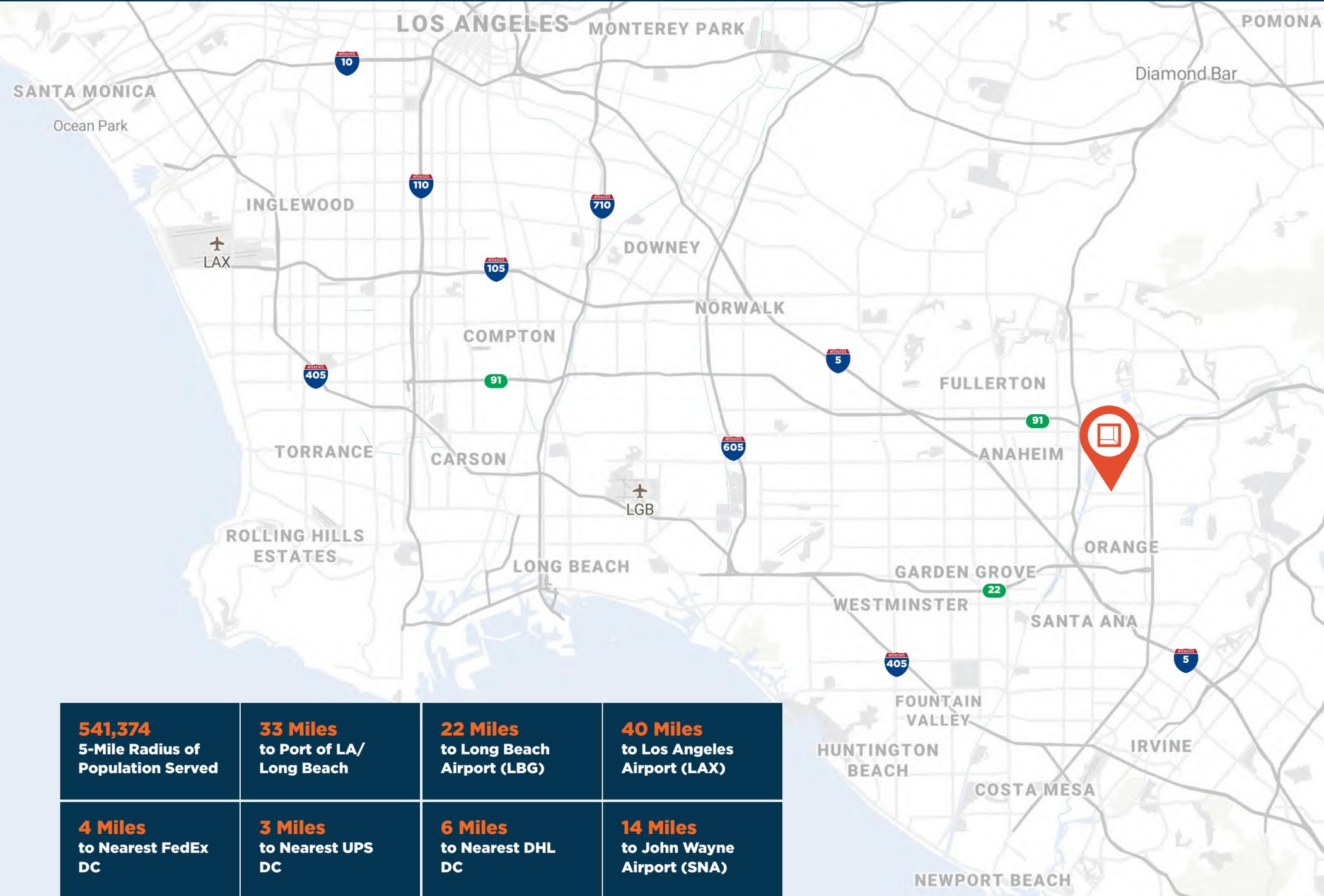
2442 N. AMERICAN WAY





# Property Location

2442 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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