



**BUILDINGS NOW COMPLETE
READY FOR OCCUPANCY**



(BLDG. 1: 51,998 SF | BLDG. 2: 48,485 SF)

**PREMIER WAREHOUSE DISTRIBUTION FACILITY | HEAVY POWER
2390-2442 N. AMERICAN WAY | ORANGE | CA**



WWW.OC-INDUSTRIALBUILDINGS.COM





PROPERTY HIGHLIGHTS

- New Construction- 1st Qtr 2024
- LEED Silver Certified
- 2 Buildings Totaling 100,483 SF
- 51,998 SF High Image Building on 88,591 SF of Land
- 48,485 SF High Image 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

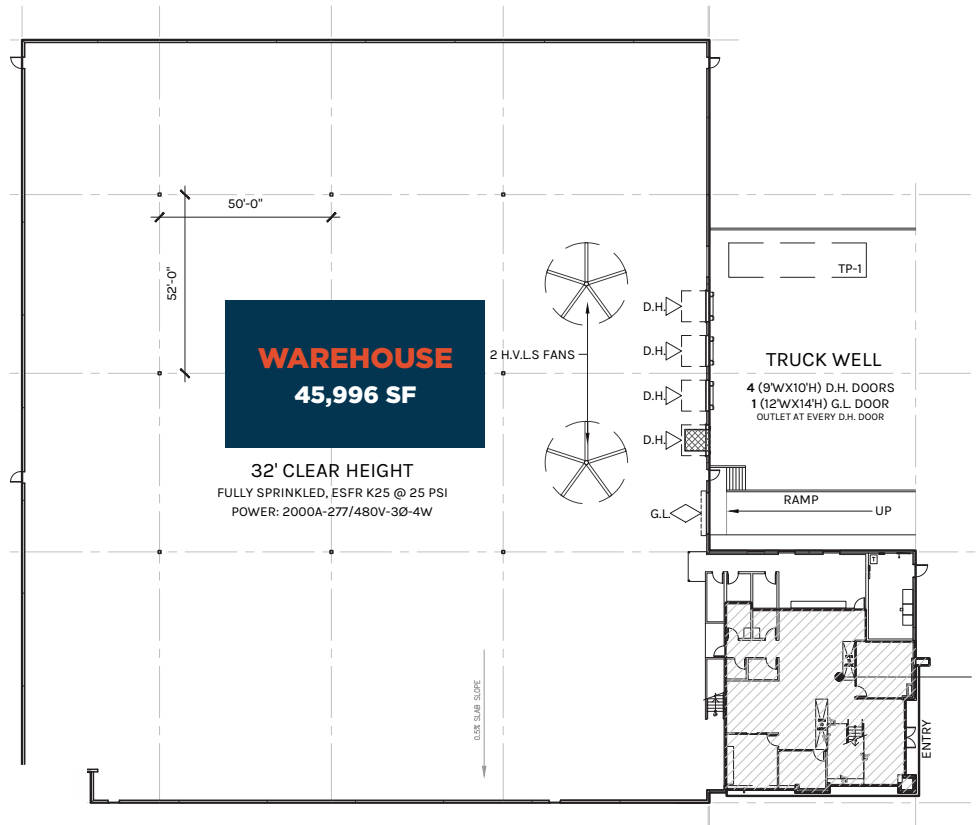
- ± 6,000 SF Two Story Executive Office
- Restrooms and breakrooms on first and second floor offices
- ESFR Sprinkler K25.2 @ 25 PSI
- 2,000 Amps 277/480 volt 3ph4w (with a 3,000 Amp Transformer)
- 50' x 52' Column Spacing
- 32' Warehouse Clearance

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
- 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

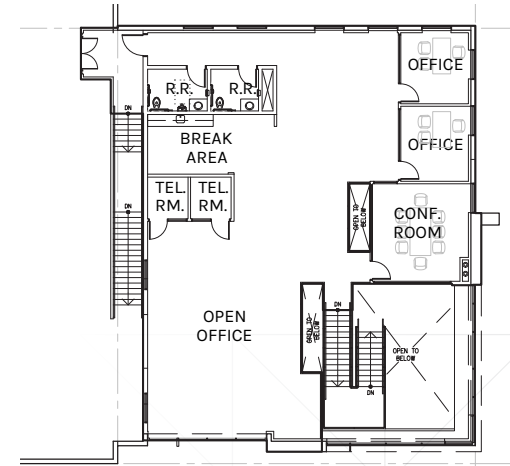
- Touchless & Water Efficient Plumbing Fixtures
- Water bottle filling station
- Skylights with OSHA approved safety bars
- High Velocity Low Speed warehouse fans
- Efficient Storefront system w/ low solar heat gain
- All Concrete Site Paving



WAREHOUSE
45,996 SF

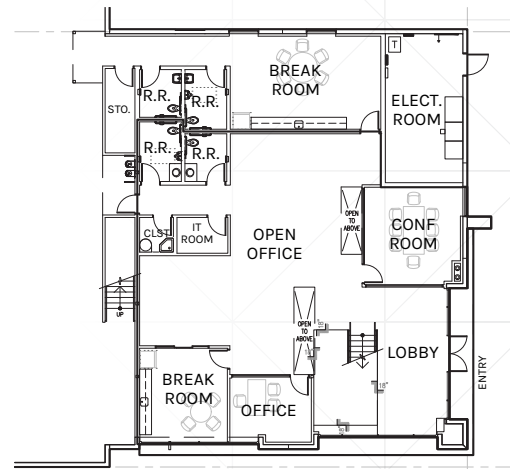
32' CLEAR HEIGHT
FULLY SPRINKLED, ESFR K25 @ 25 PSI
POWER: 2000A-277/480V-3Ø-4W

Mezzanine Office
3,286 SF



MEZZANINE OFFICE

Ground Level Office
2,716 SF



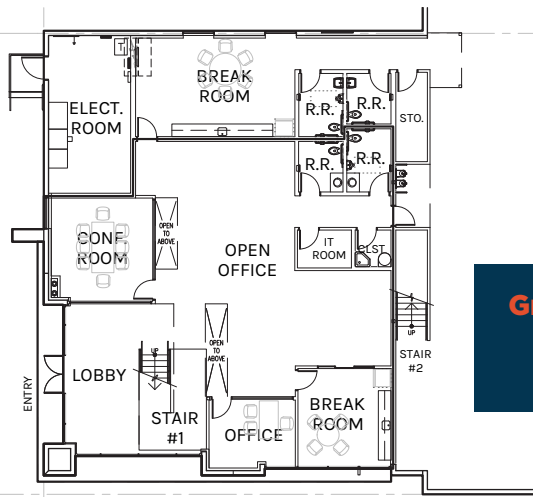
GROUND LEVEL OFFICE

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.



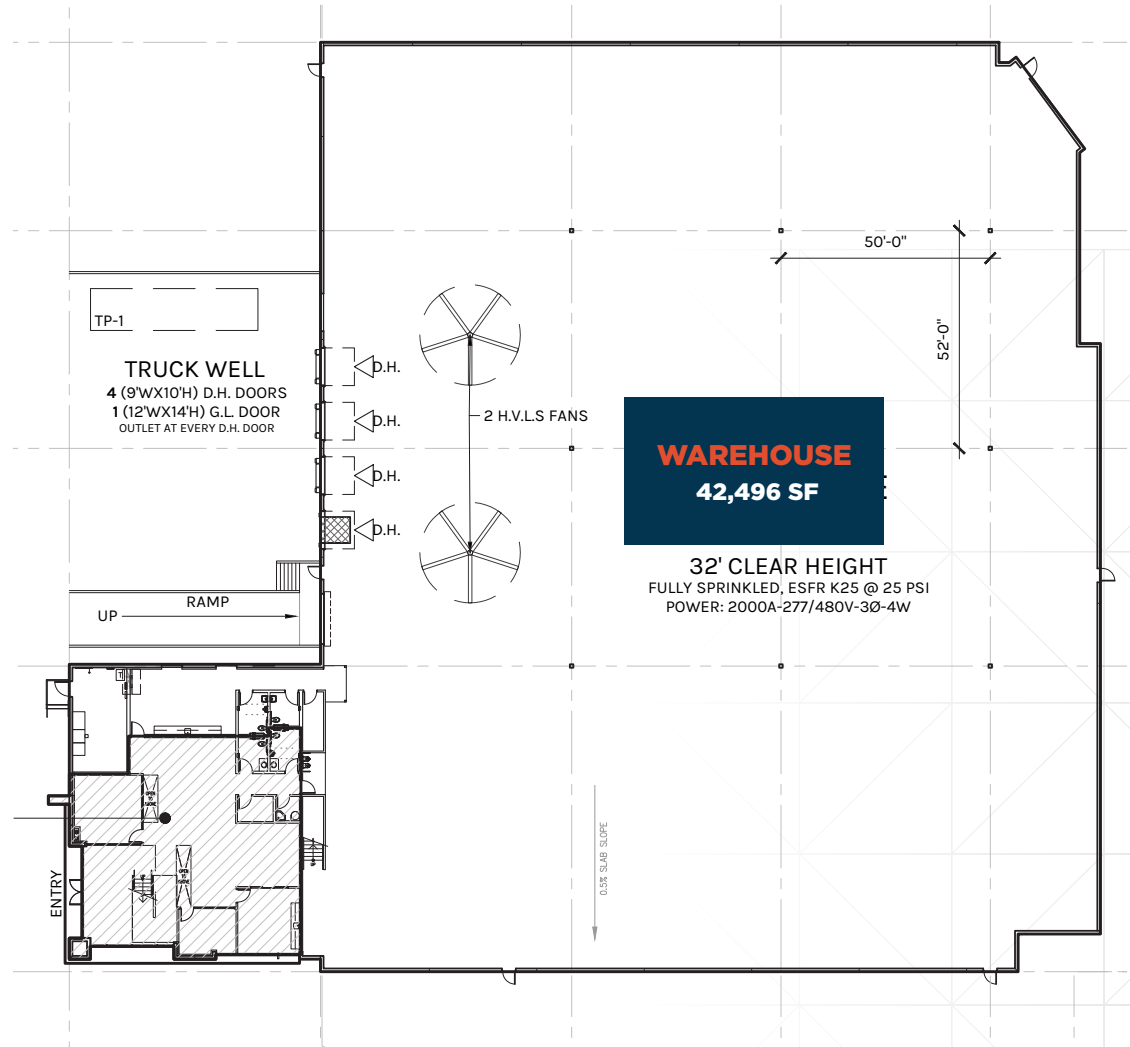
Mezzanine Office
3,294 SF

MEZZANINE OFFICE



Ground Level Office
2,695 SF

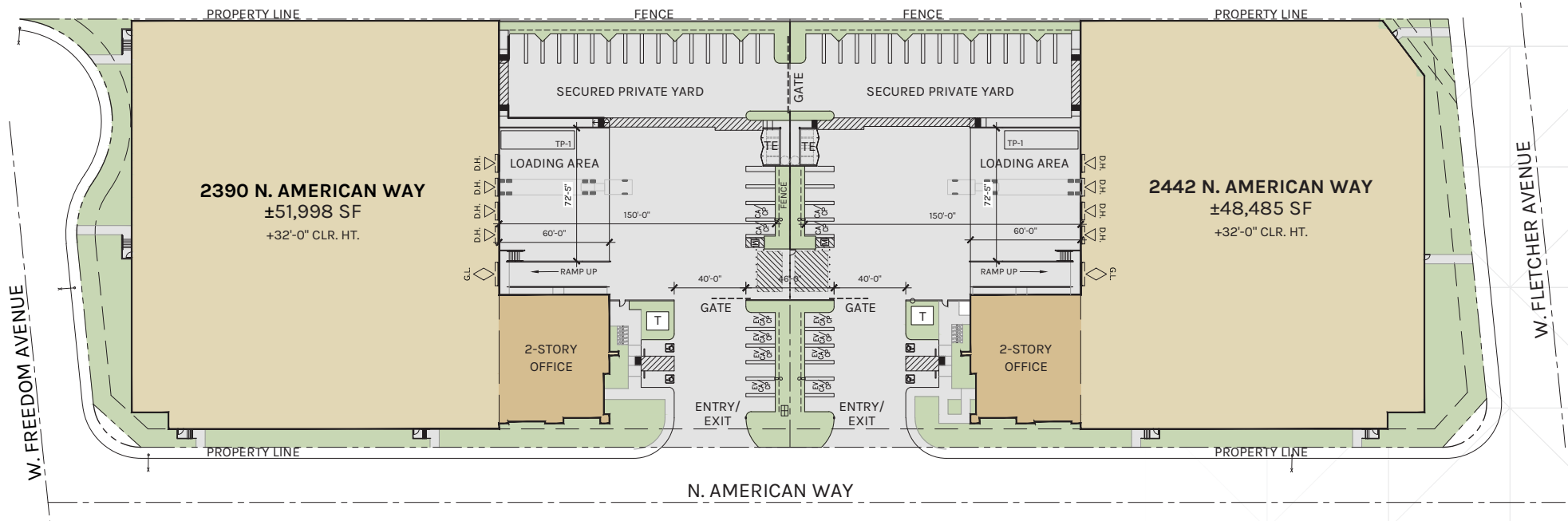
GROUND FLOOR OFFICE



WAREHOUSE
42,496 SF

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

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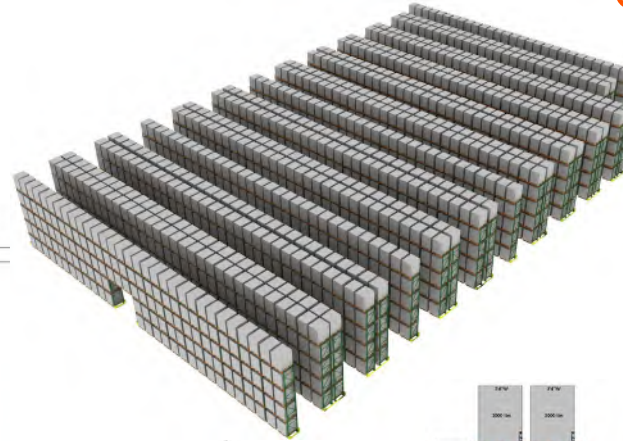


- 10'6" Aisles
- 60" Tall Pallets
- 72" Tall Pallets
- 96" Storage Beam
- 144" Storage Beam
- Accessories Upon Request

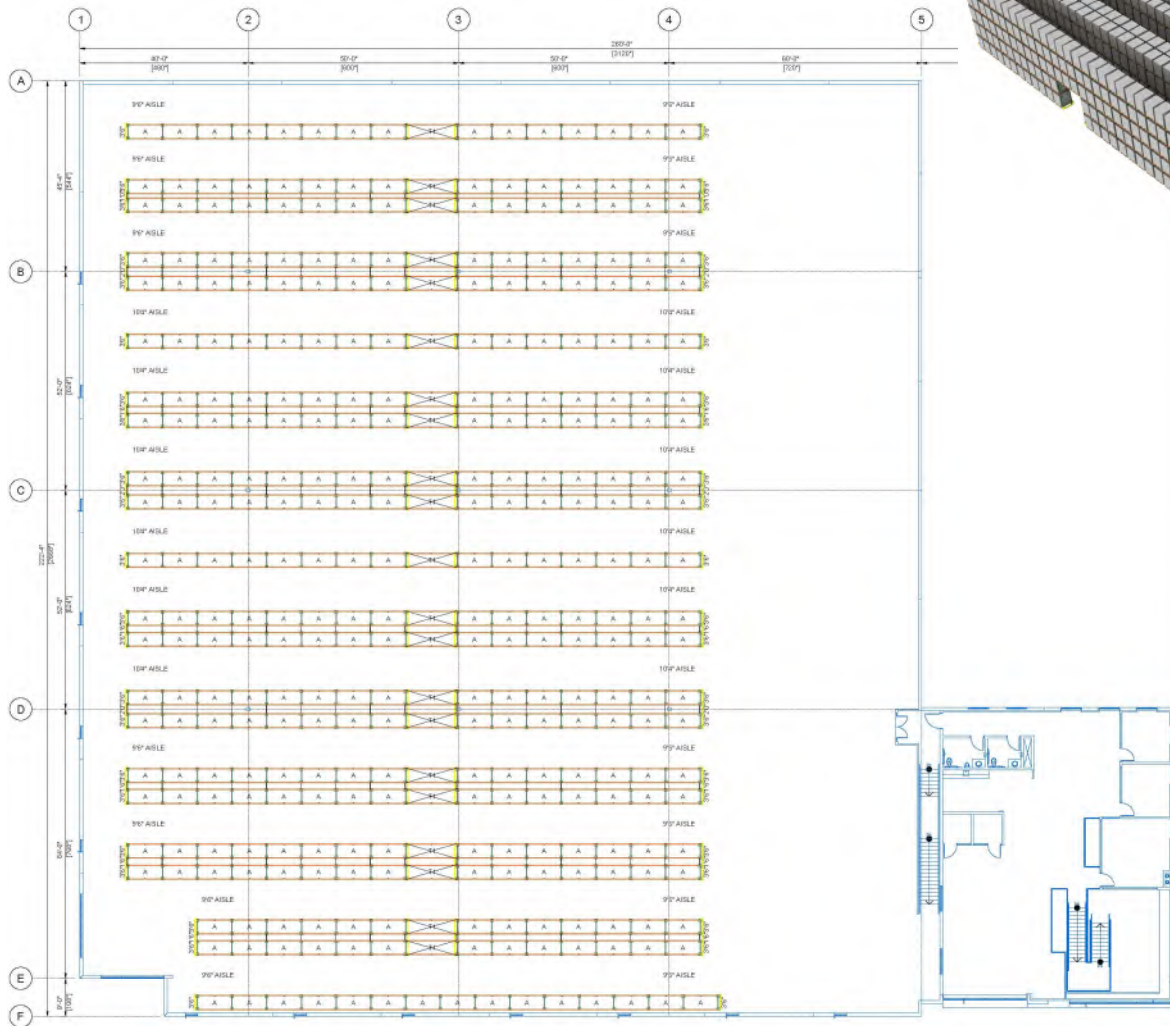
Total Pallet Positions

- Approximately 3,449 Pallet Positions (60" Tall Pallet)
- Approximately 2,734 Pallet Positions (72" Tall Pallet)

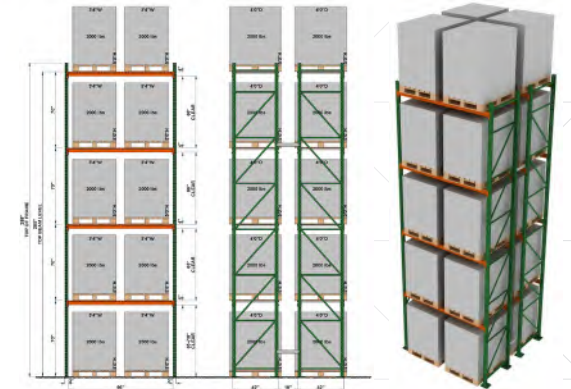
RACK LAYOUT ISO VIEW



CONCEPTUAL RACKING LAYOUT



ELEVATIONS



60" Tall Pallet

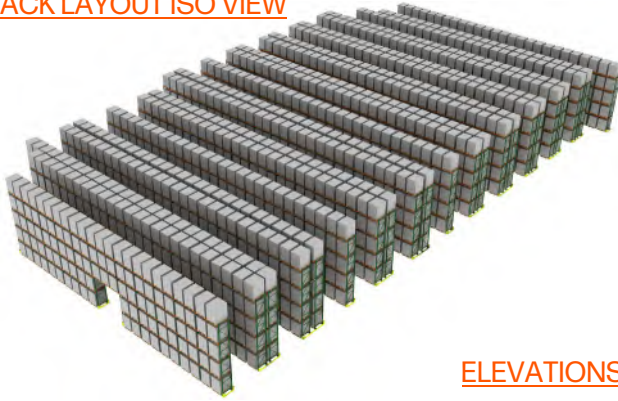


72" Tall Pallet

No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.



RACK LAYOUT ISO VIEW



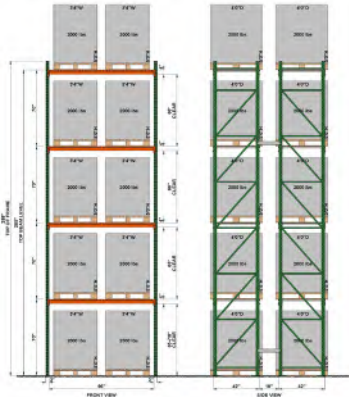
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CONCEPTUAL RACKING LAYOUT

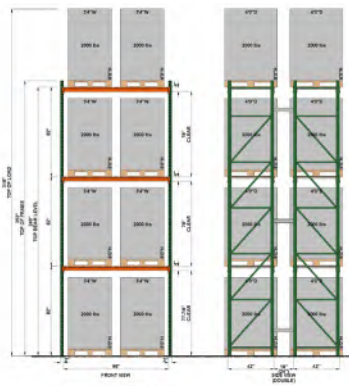
Total Pallet Positions

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

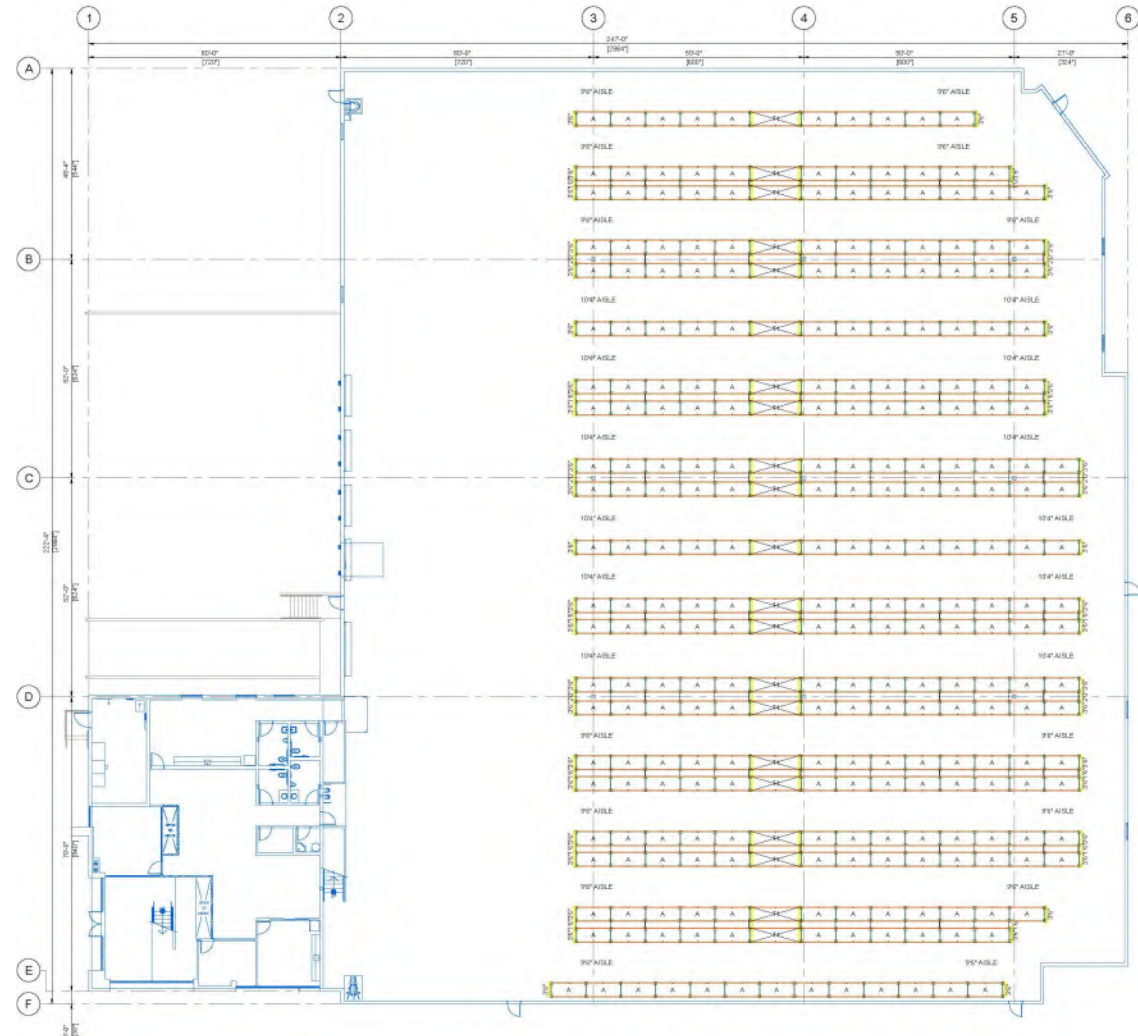
ELEVATIONS



60" Tall Pallet



72" Tall Pallet

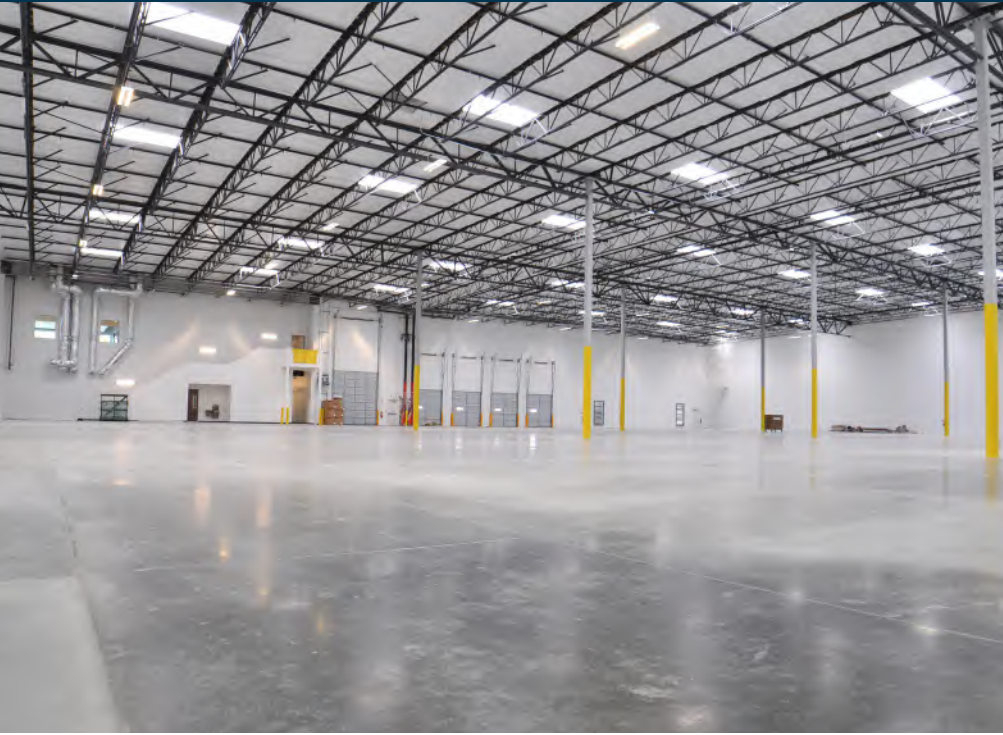


2390-2442 N. AMERICAN WAY



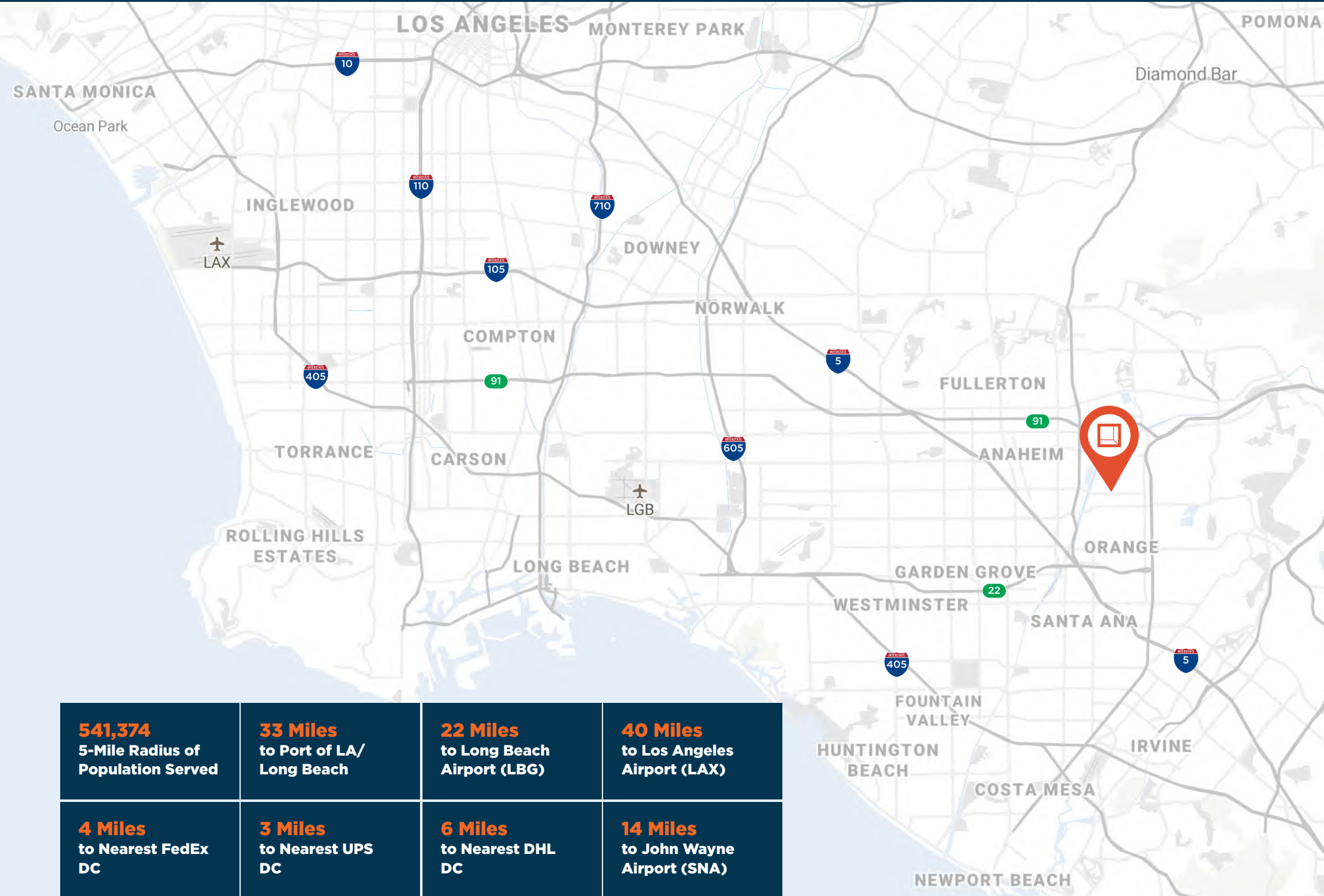


2390-2442 N. AMERICAN WAY



Property Location

2390-2442 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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