



1ST QUARTER 2024 DELIVERY



**100,483 SF AVAILABLE** (BLDG. 1: 51,998 SF | BLDG. 2: 48,485 SF)

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



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### 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
- 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

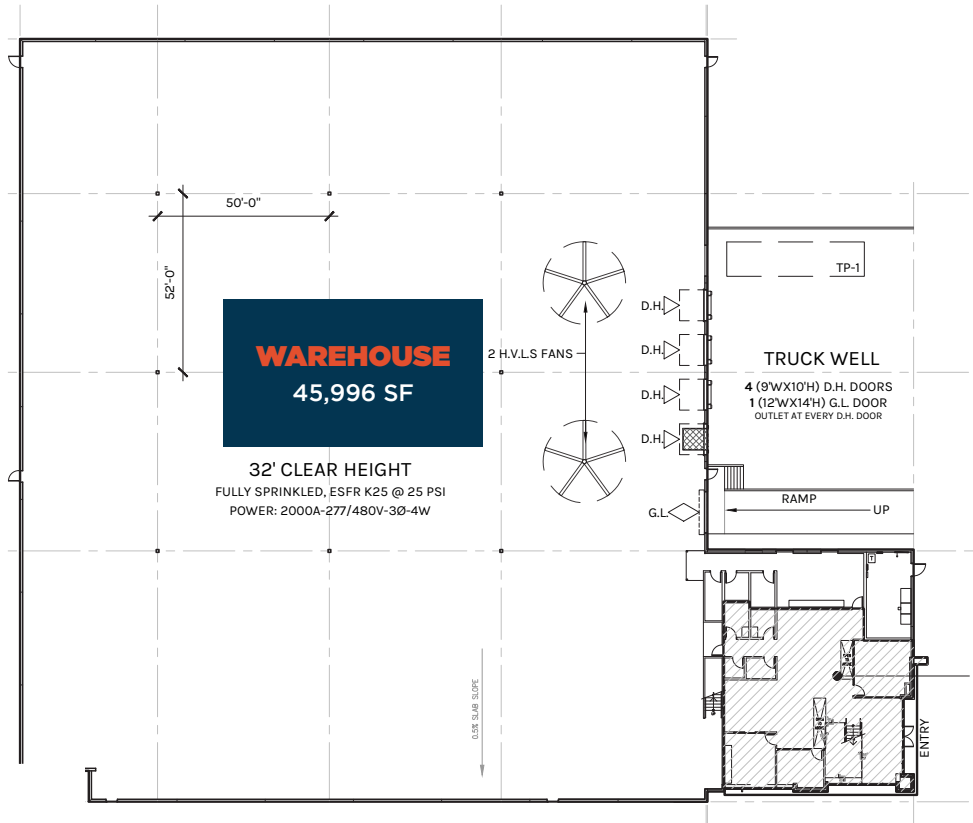
- ± 6,000 SF Two Story Executive Office
- Restrooms and breakrooms on first and second floor offices
- ESFR Sprinkler K25.2 @ 25 PSI
- 2,000 Amps 277/480 volt 3ph4w
- 50' x 52' Column Spacing
- 32' Warehouse Clearance

### 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
- True Dock High Loading (9' x 10') (1 Pit Levelers & 3 Edge of Dock Levelers) and Electrical Outlets at each DH Door
- Ground Level Loading (12' x 14')
- Trailer Parking (1 position- 10' x 40')
- 150' Loading Depth
- Private Fenced Yard

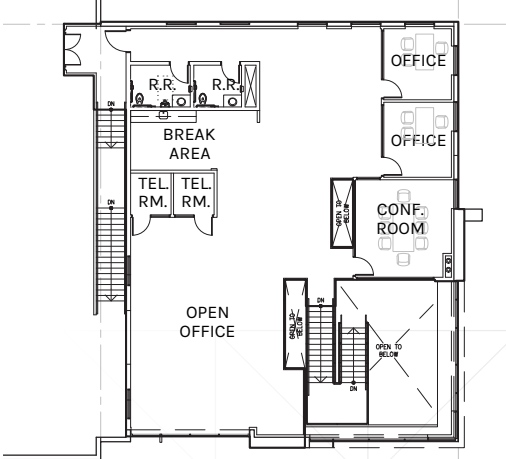
- Touchless & Water Efficient Plumbing Fixtures
- Water bottle filling station
- Skylights with OSHA approved safety bars
- High Velocity Low Speed warehouse fans
- Efficient Storefront system w/ low solar heat gain
- All Concrete Site Paving



**WAREHOUSE**  
45,996 SF

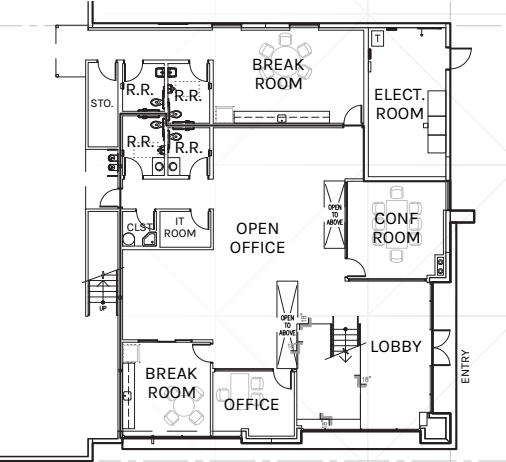
32' CLEAR HEIGHT  
FULLY SPRINKLED, ESFR K25 @ 25 PSI  
POWER: 2000A-277/480V-3Ø-4W

**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.



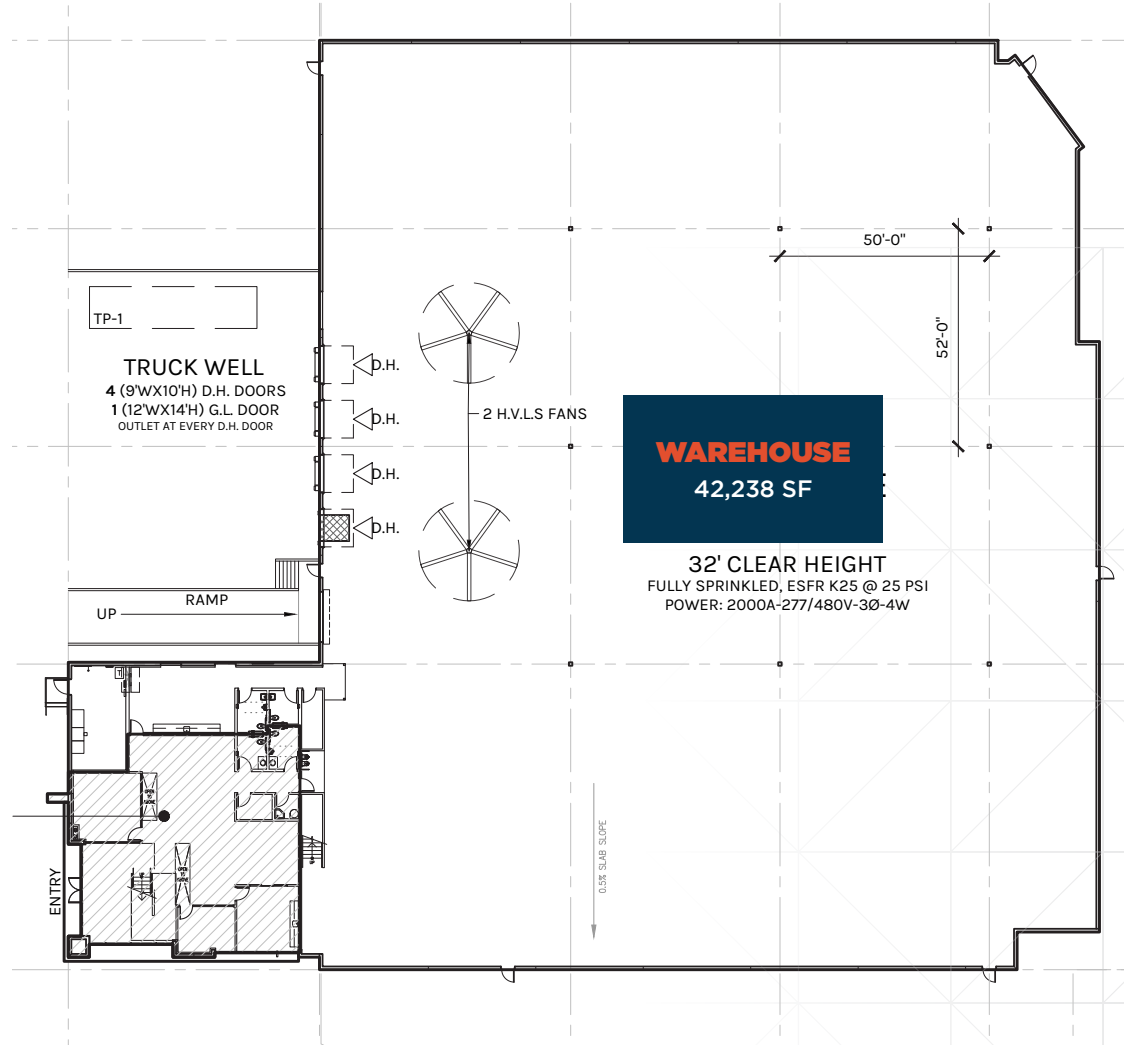
**Mezzanine Office**  
3,294 SF

MEZZANINE OFFICE



**Ground Level Office**  
2,695 SF

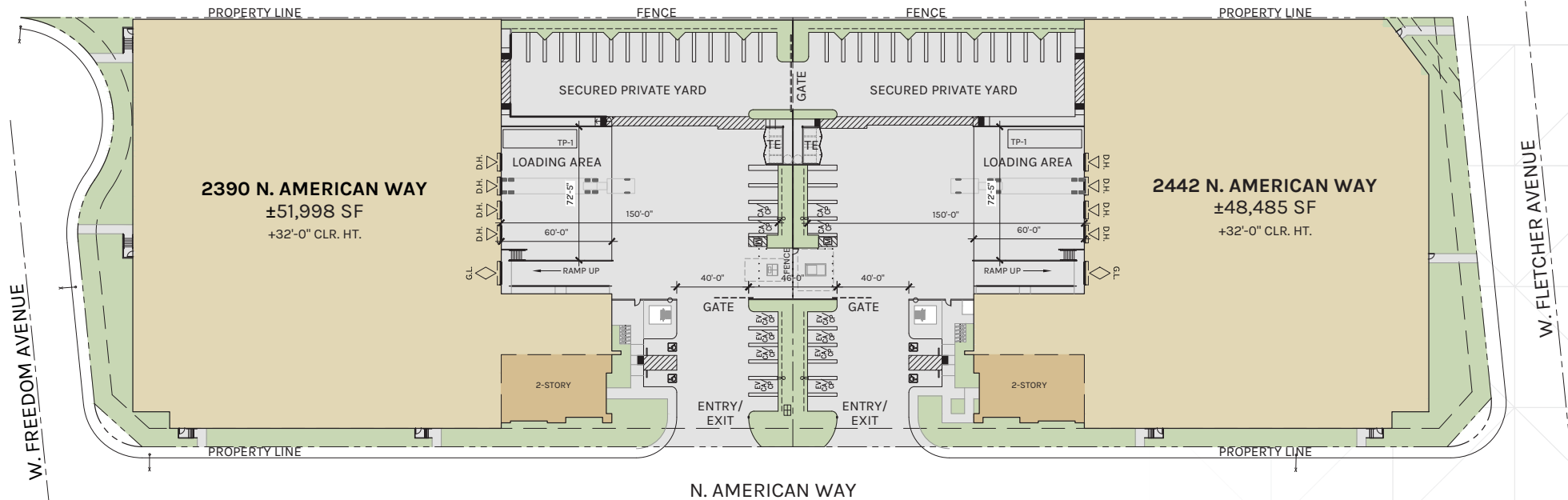
GROUND FLOOR OFFICE



**WAREHOUSE**  
42,238 SF

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

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2390-2442 N. AMERICAN WAY



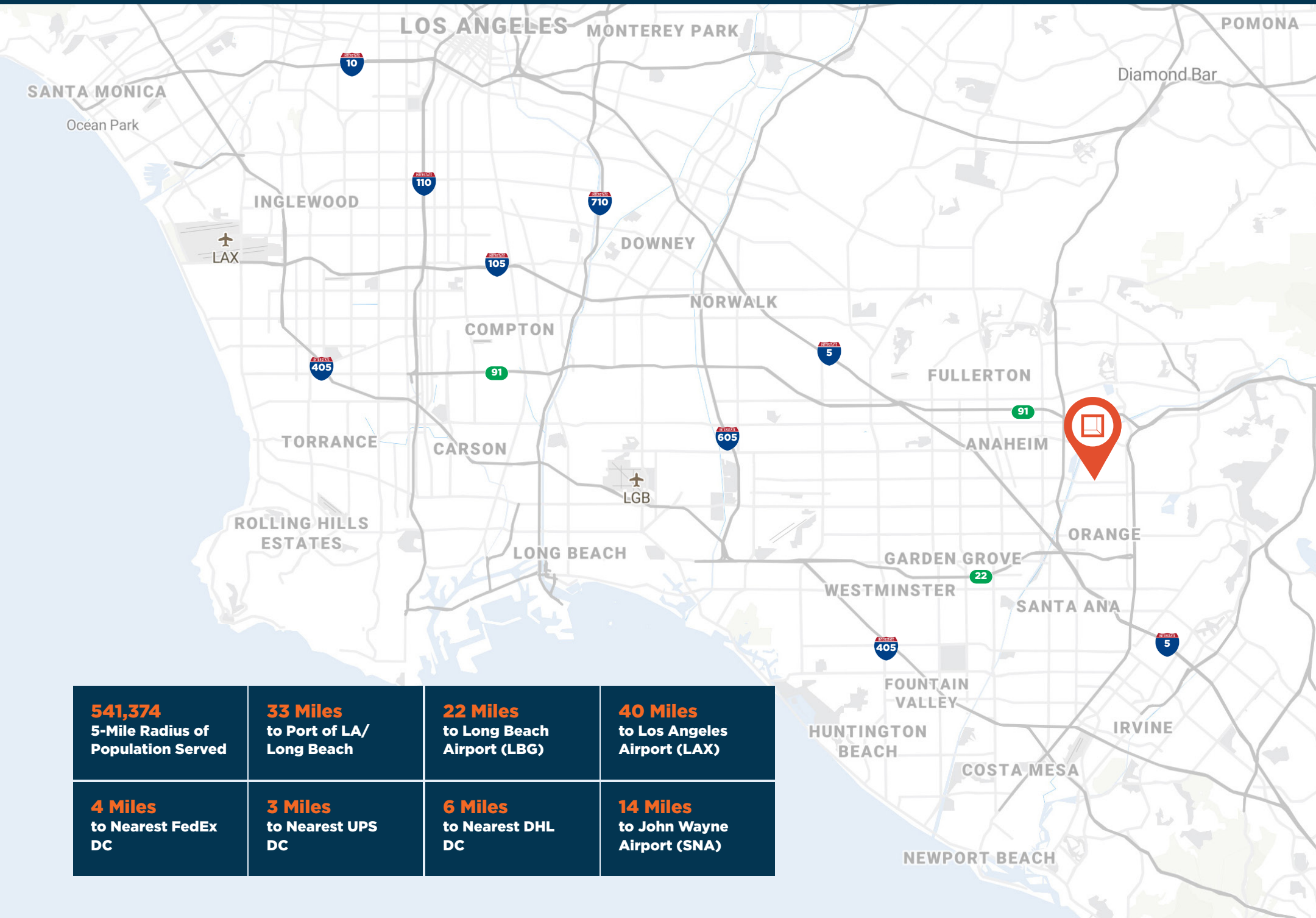






# Property Location

2390-2442 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**

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