

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











PROPERTY HIGHLIGHTS

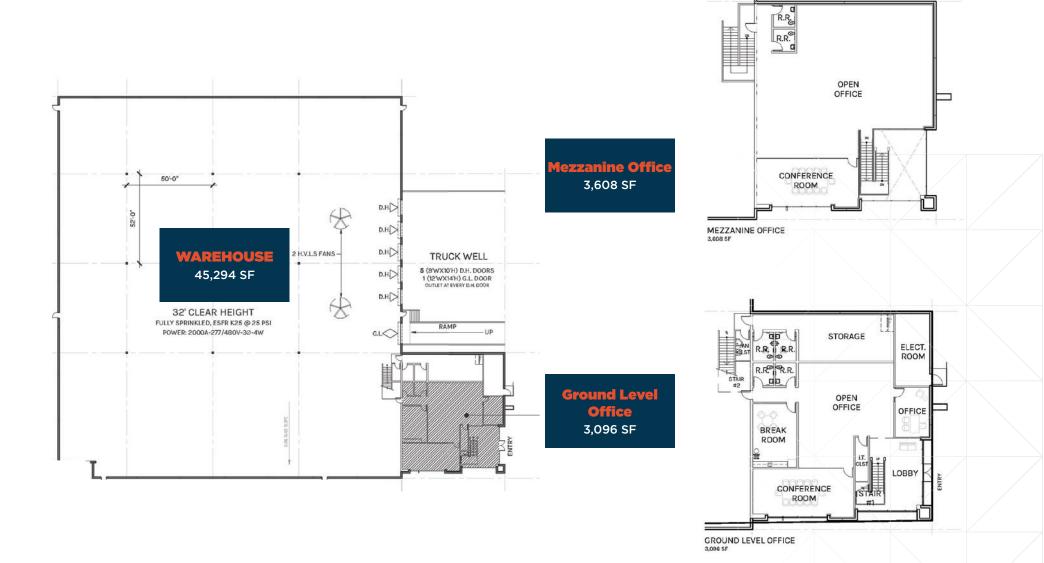
- New Construction- 1st Qtr 2024
- LEED Silver Certified
- · 2 Buildings Totaling 100,483 SF
- 51,998 SF High Image Building on 88,591 SF of Land
- · 48,485 SF High Image Building on 86,011 SF of Land
- M1 Industrial Zone
- · State of Art Distribution/Manufacturing Facilities
- Excellent Freeway Access (5, 91, 55, 57, 22)
- Strategic Southern California Location (Near Ports, Railways, Airports)

BUILDING HIGHLIGHTS

- · 6,704 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
- True Dock High Loading (9' x 10')
- Ground Level Loading (12' x 14')
- 150' Loading Depth
- · Private Fenced Yard

LEED SILVER / ESG FEATURES

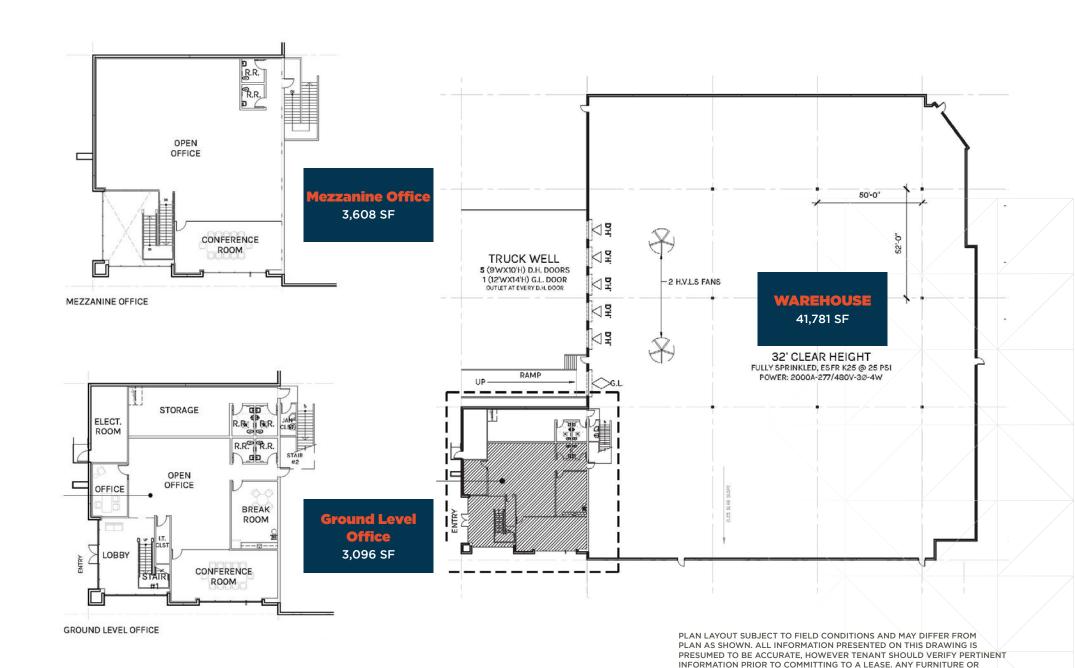
- 4 EV Charging Ready Stalls
- Water Efficient Landscape and Irrigation
- HVAC Systems w/ Negative Ion Generator, UV light, Co2 sensors & demand control ventilation
- Motion Sensored Lighting Throughout
- · Thermoplastic Polyolefin (TPO) Reflective Roofs
- Warehouse Exhaust Fans w/ Nighttime Flushing
- Touchless & Water Efficient Plumbing Fixtures
- · All Concrete Site Paving



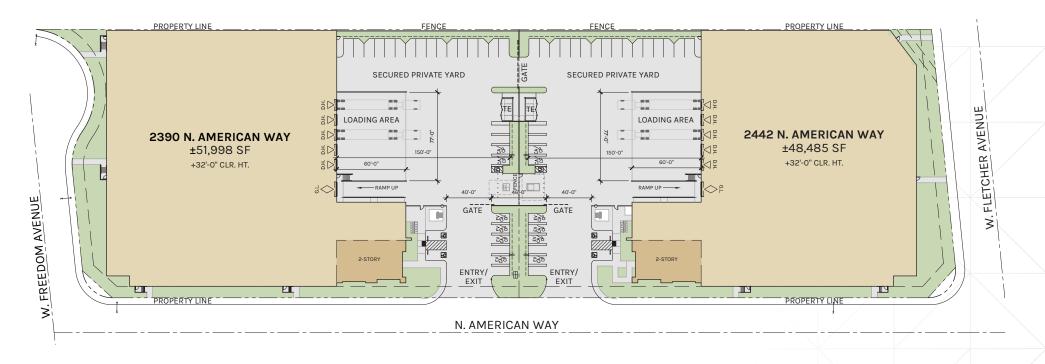
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE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

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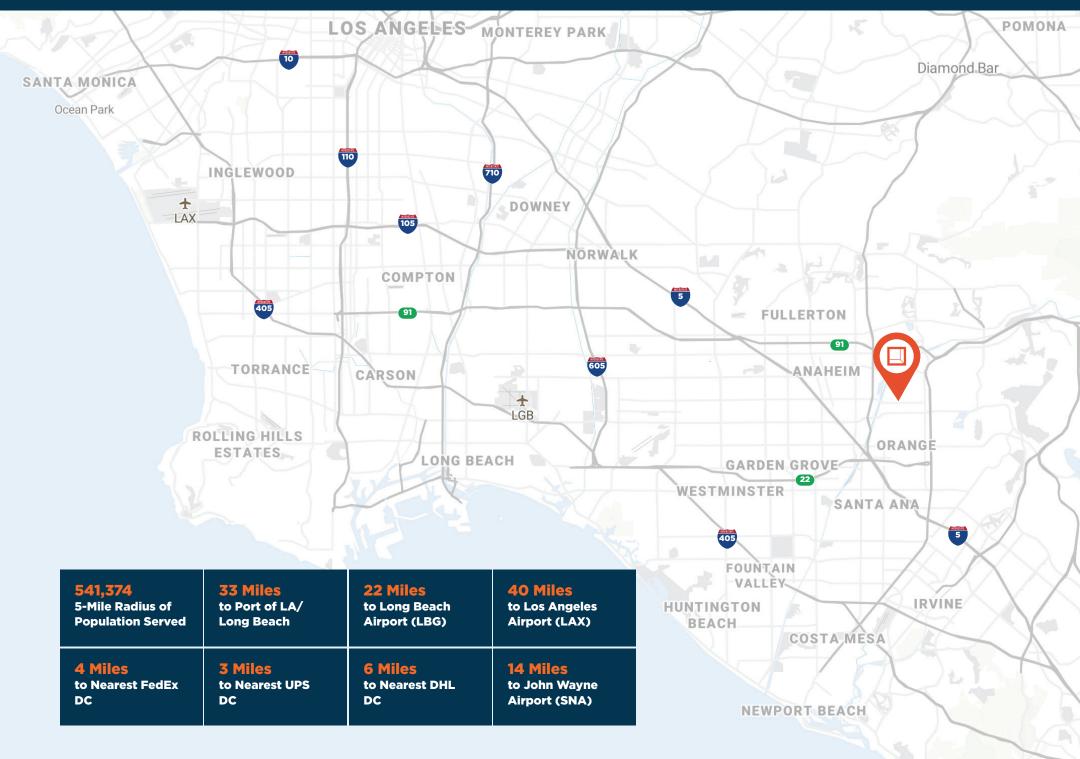




Property Location

2390-2442 N. AMERICAN WAY







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