



Brand New Construction | Large Yard / Extra Trailer Parking |
High End, HQ Quality Offices | 36' Clear Height



219,242 SF AVAILABLE FOR LEASE

15010 DON JULIAN ROAD

ESTIMATED DELIVERY Q3 2024 | PREMIER WAREHOUSE DISTRIBUTION FACILITY

City of Industry, CA



**Rexford
Industrial**





Property Highlights

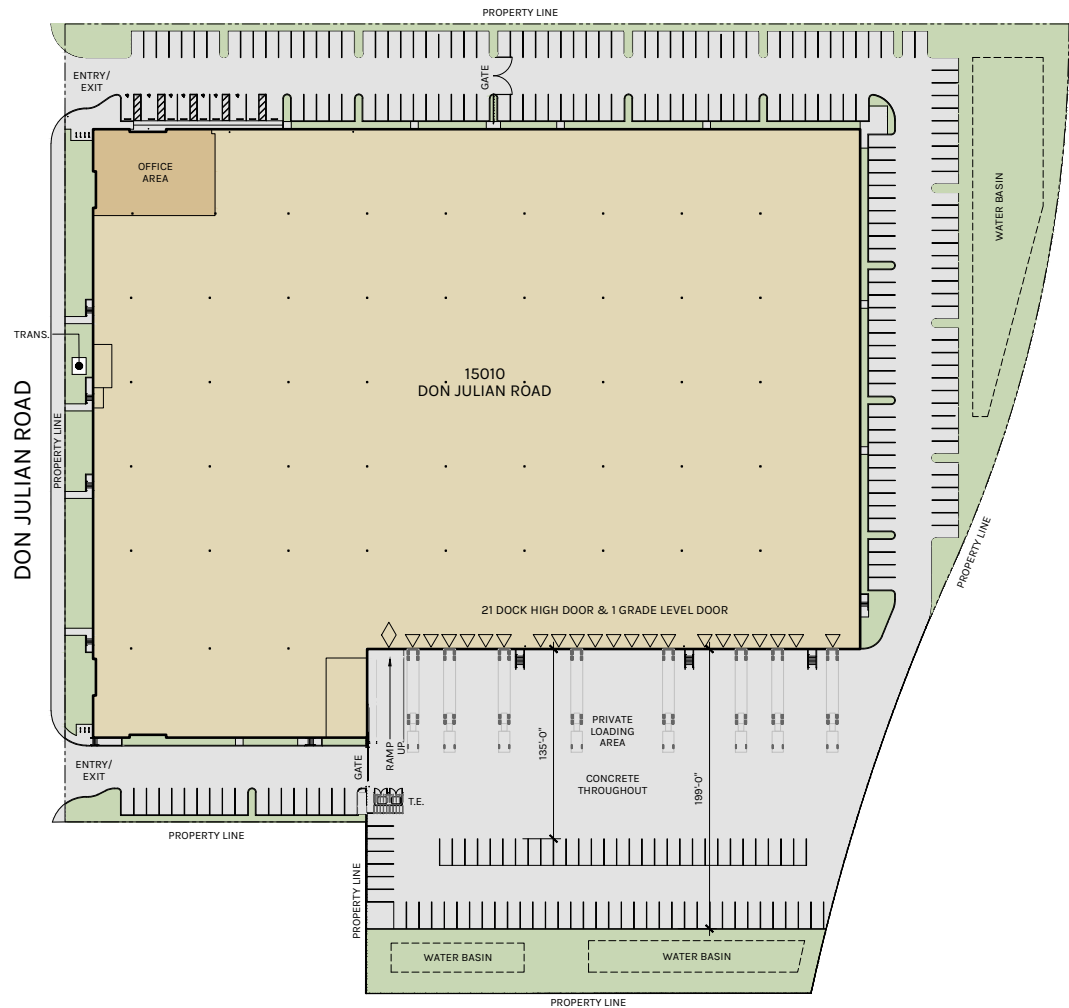
- 219,242 SF Building
- 11,396 SF Office Area
- 36' Clear Height
- 21 Dock High Doors
- 1 Grade Level Door
- Ten (10) 35K Lbs. Mechanical Dock Levelers
- Eleven (11) Edge of Dock Levelers
- EV Parking Available
- 199' Truck Court
- 25 Trailer Parking Spaces
- 269 Auto Parking Spaces
- Fully Secured Concrete Yard
- 4000 Amp Electrical Capacity
- ESFR Sprinkler System, K-25 Heads
- LED Warehouse Lighting

WAREHOUSE
207,846 SF

OFFICE
11,396 SF







WAREHOUSE
207,846 SF

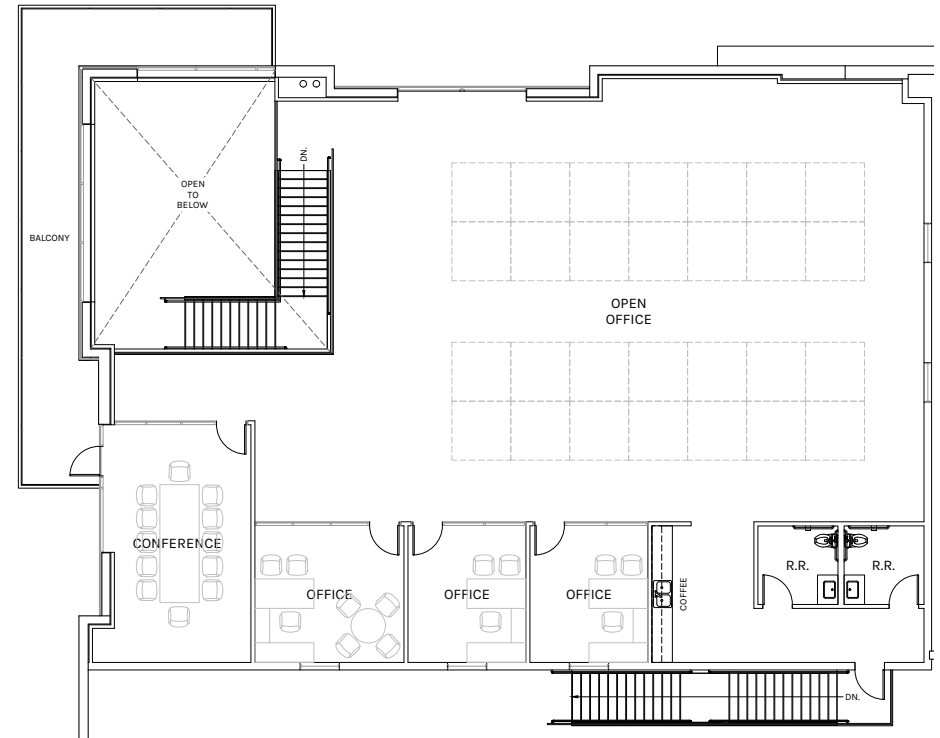
OFFICE
11,396 SF

TOTAL
219,242 SF

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.



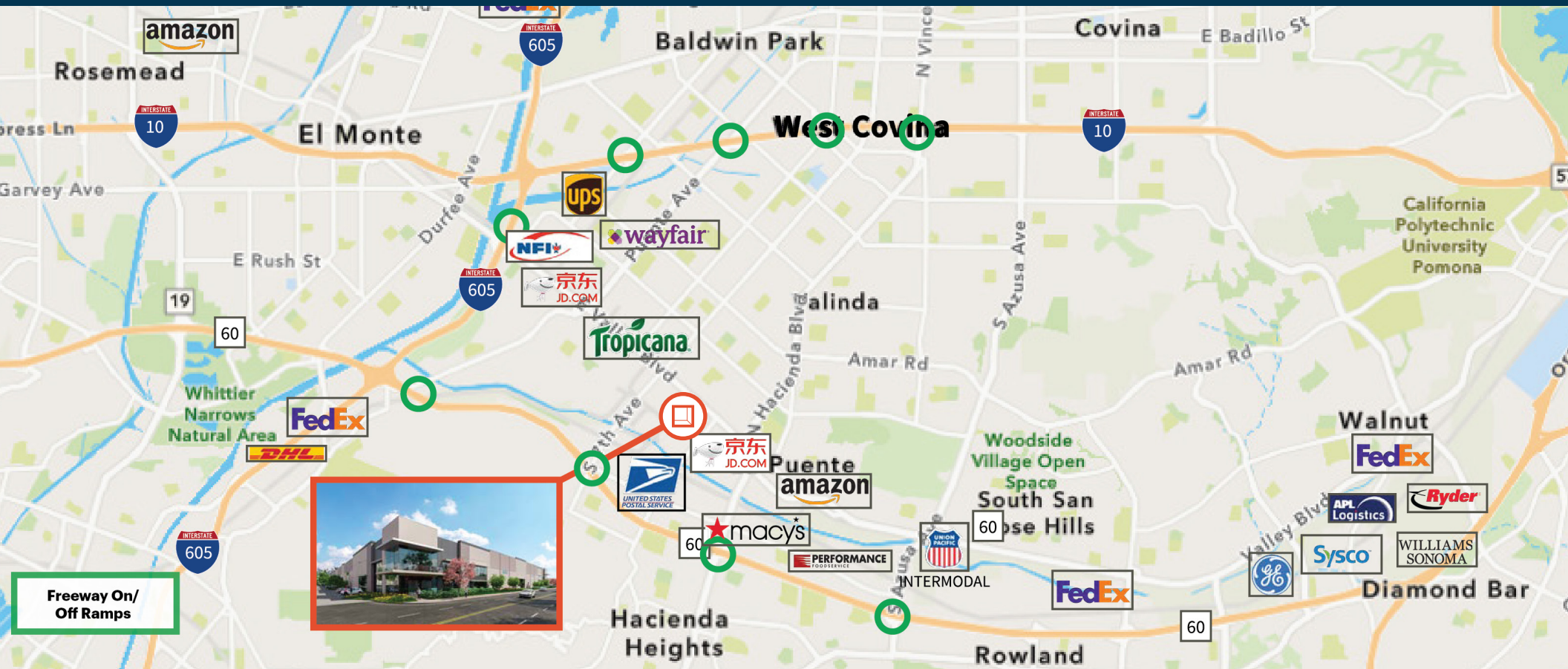
1ST FLOOR
4,649 SF



2ND FLOOR
5,125 SF

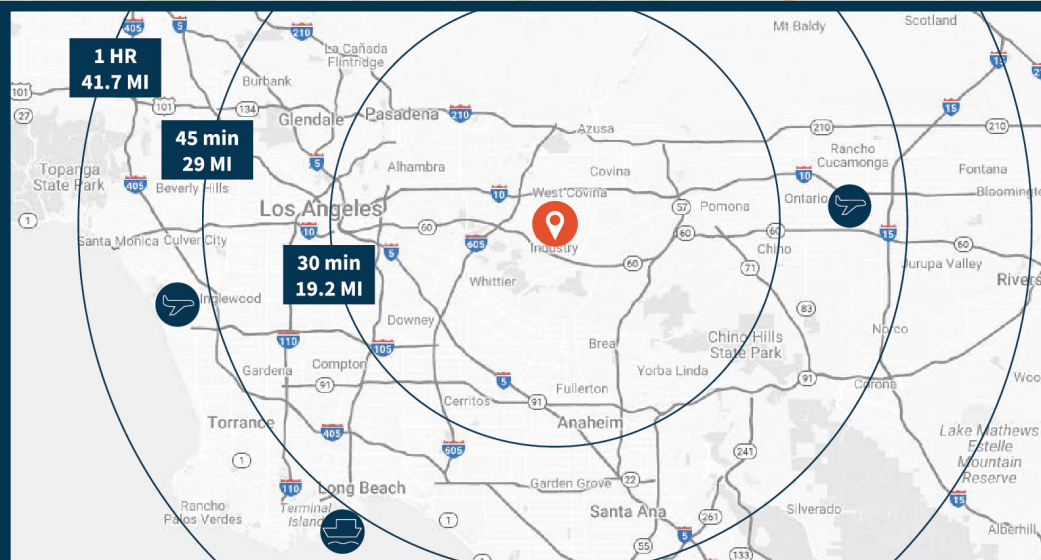
TOTAL
9,774 SF

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.



Location Highlights

- Excellent West City of Industry location
- Direct access to 605, 60 & 10 Freeways
- ~32 miles to Ports of LA / Long Beach
- ~17 miles from Downtown Los Angeles
- ~4 miles to intermodal facility





**Rexford
Industrial**

Leasing Contacts

RUSTIN MORK
Managing Director
213.239.6181
rustin.mork@jll.com
LIC # 01448642

DANNY REAUME
Managing Director
213.239.6065
danny.reaume@jll.com
LIC # 01901656



515 South Flower Street, Suite 1300
Los Angeles, CA 90071

jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.