



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



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



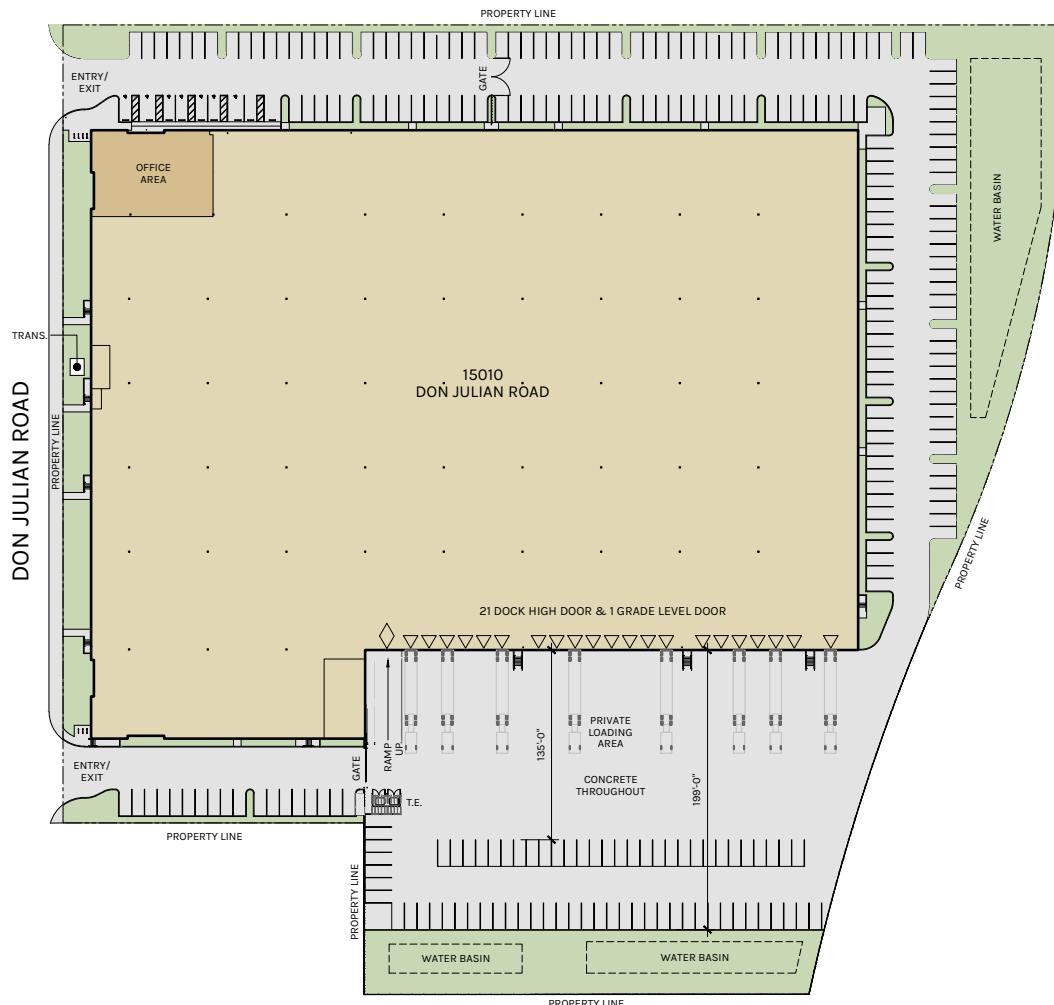
Yard Rendering

15010 Don Julian Rd.



Site Plan

15010 Don Julian Rd.



WAREHOUSE
207,846 SF

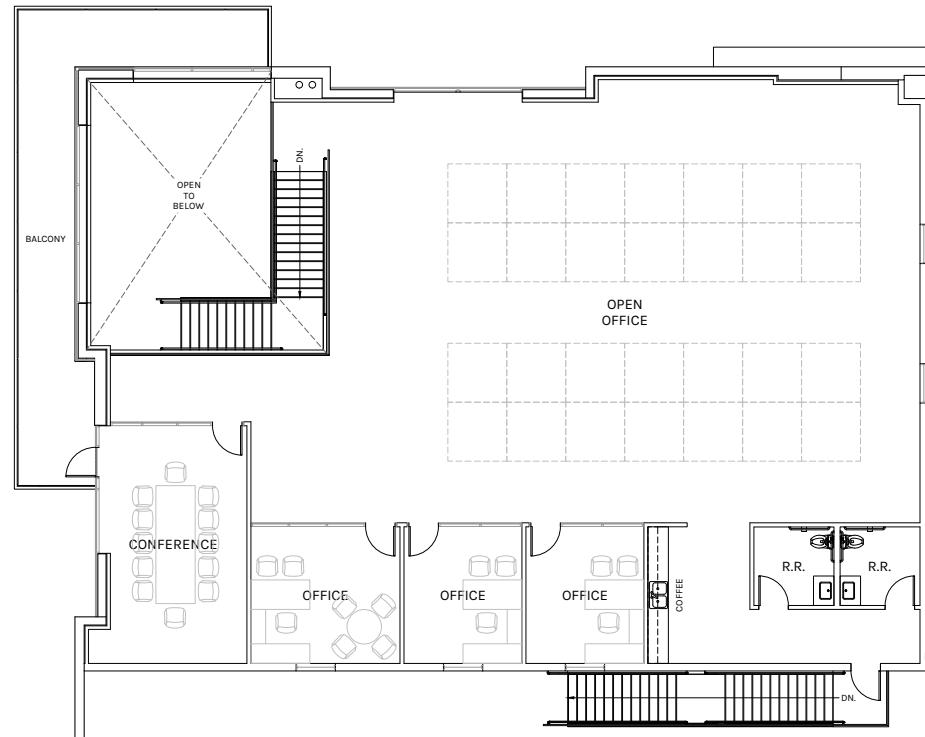
OFFICE
11,396 SF

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.

Office Plan

15010 Don Julian Rd.



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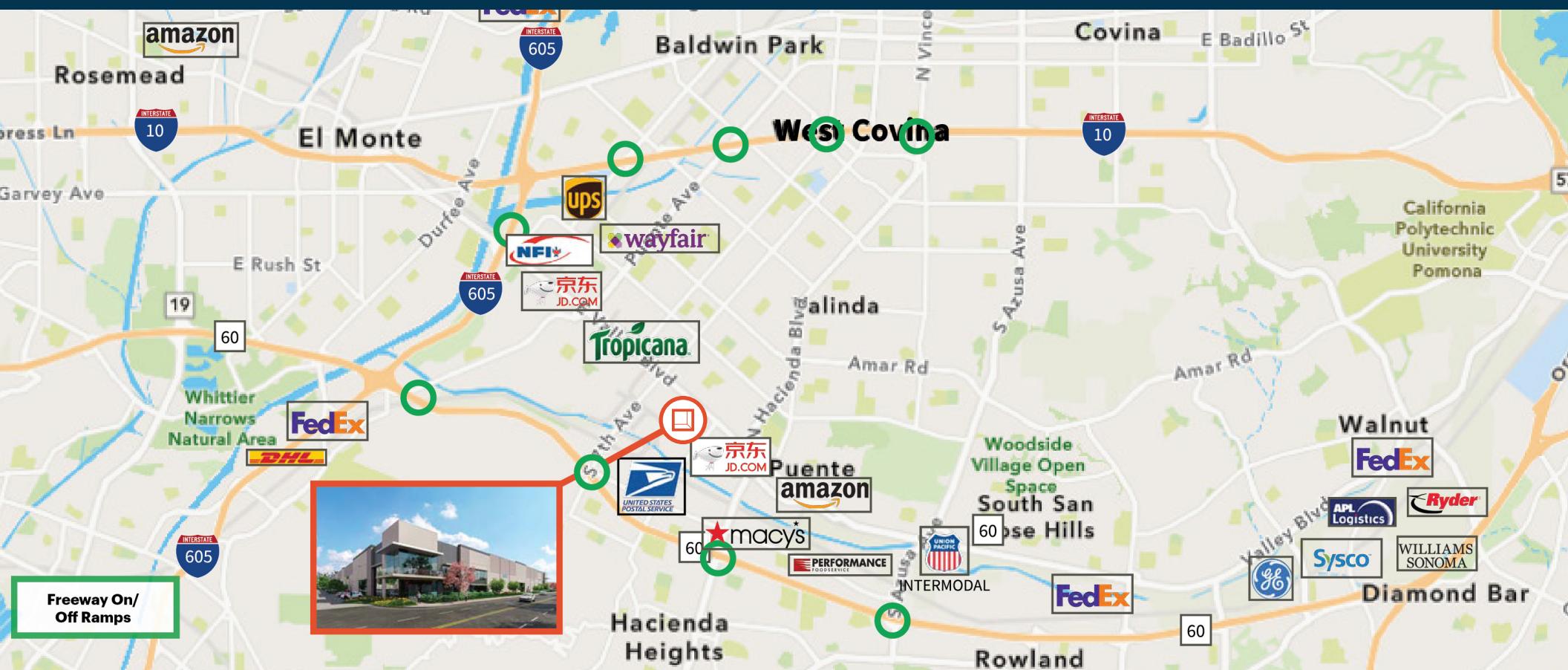
1ST FLOOR
4,649 SF

2ND FLOOR
5,125 SF

TOTAL
9,774 SF

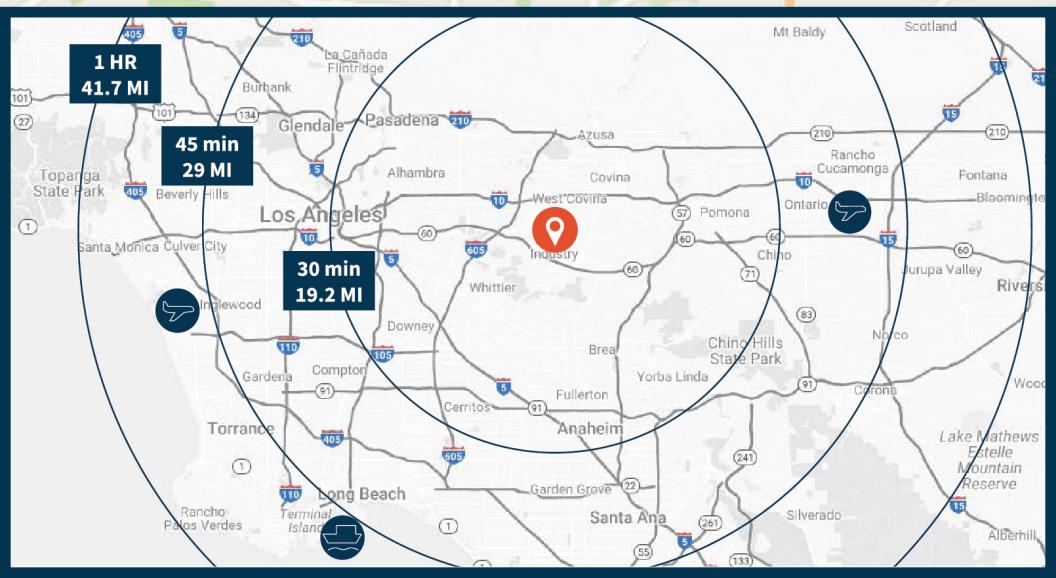
Location

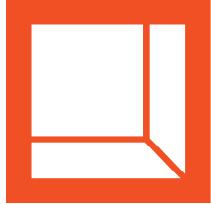
15010 Don Julian Rd.



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**

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