



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



219,690 SF AVAILABLE FOR LEASE

15010 DON JULIAN ROAD

PREMIER WAREHOUSE DISTRIBUTION FACILITY

City of Industry, CA





Property Highlights

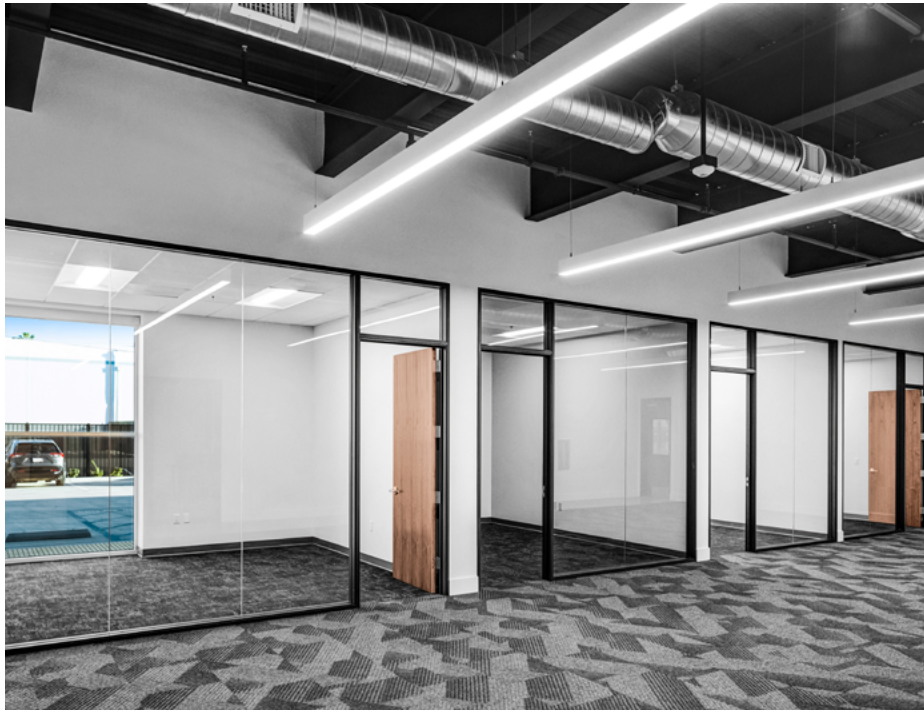
- 219,690 SF Building
- 11,384 SF Office Area
- 36' Clear Height
- 21 Dock High Doors
- 1 Grade Level Door
- Ten (10) 35K Lbs. Mechanical Dock Levelers
- Eleven (11) Edge of Dock Levelers
- Warehouse Slab: 7" thick, 4,000 PSI
- 25 Trailer Parking Spaces
- 270 Auto Parking Spaces
- 189' Deep Concrete Yard
- 14 EV Auto Charging Stalls (40 Future)
- 4000 Amp Electrical Capacity
- ESFR Sprinkler System, K-25 Heads
- LED Warehouse Lighting
- Rooftop Solar System: 241 kW

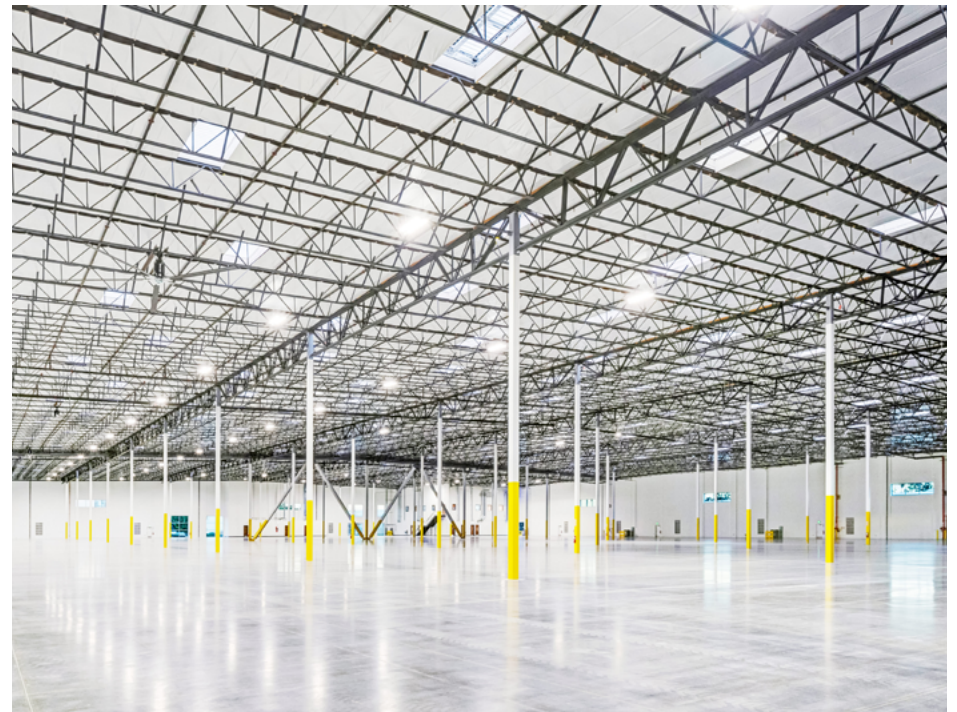
WAREHOUSE
208,306 SF

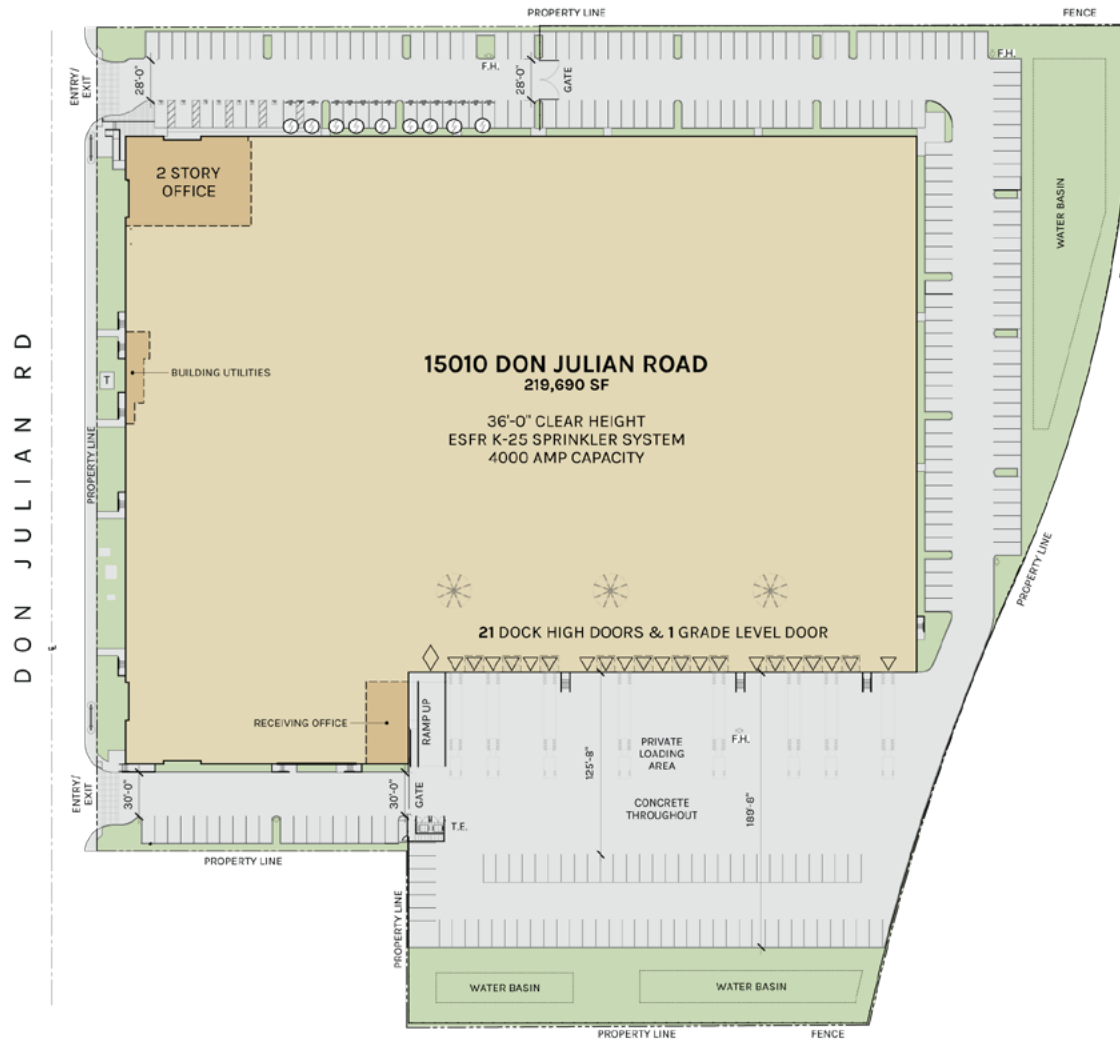
OFFICE
11,384 SF









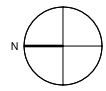
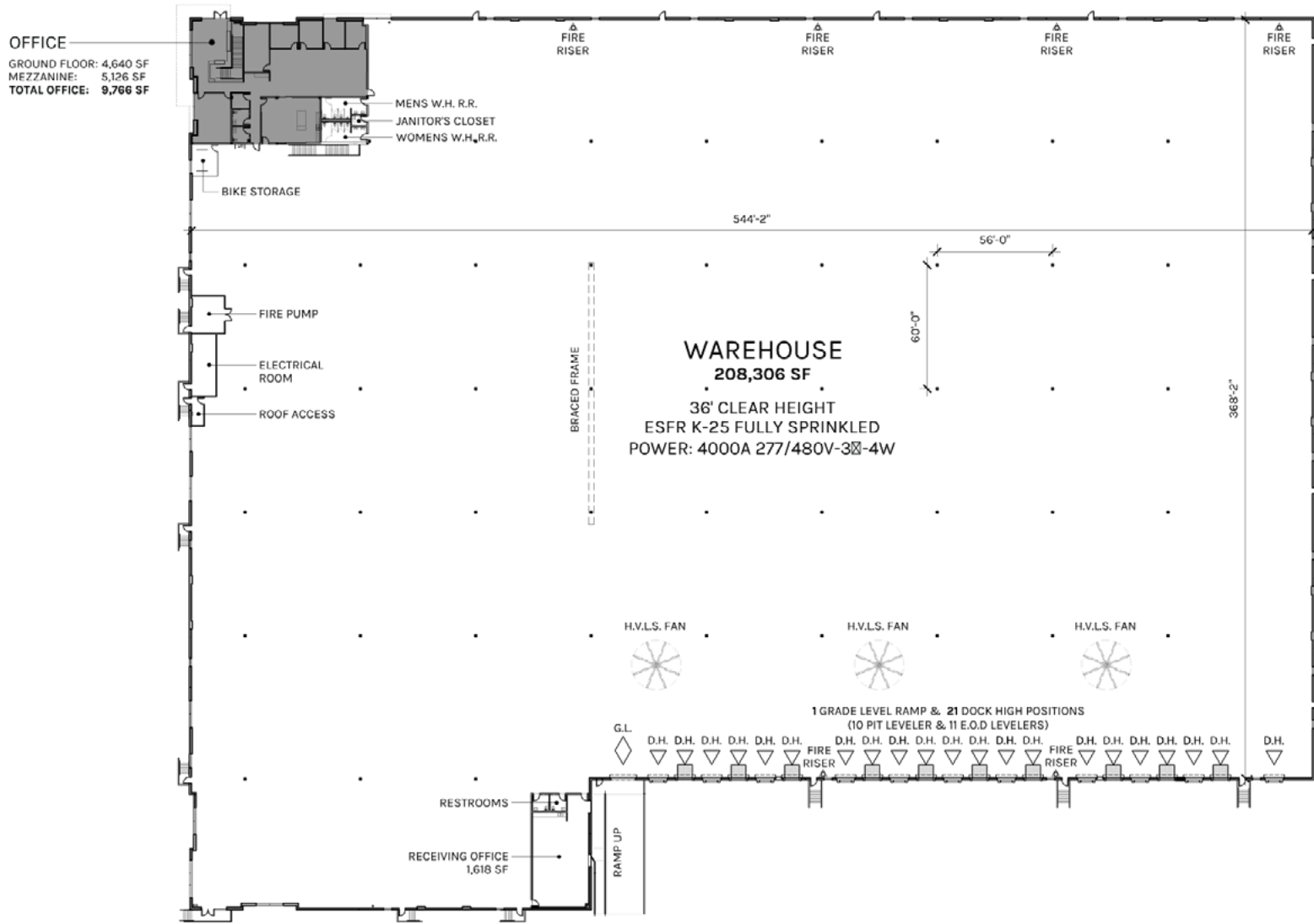


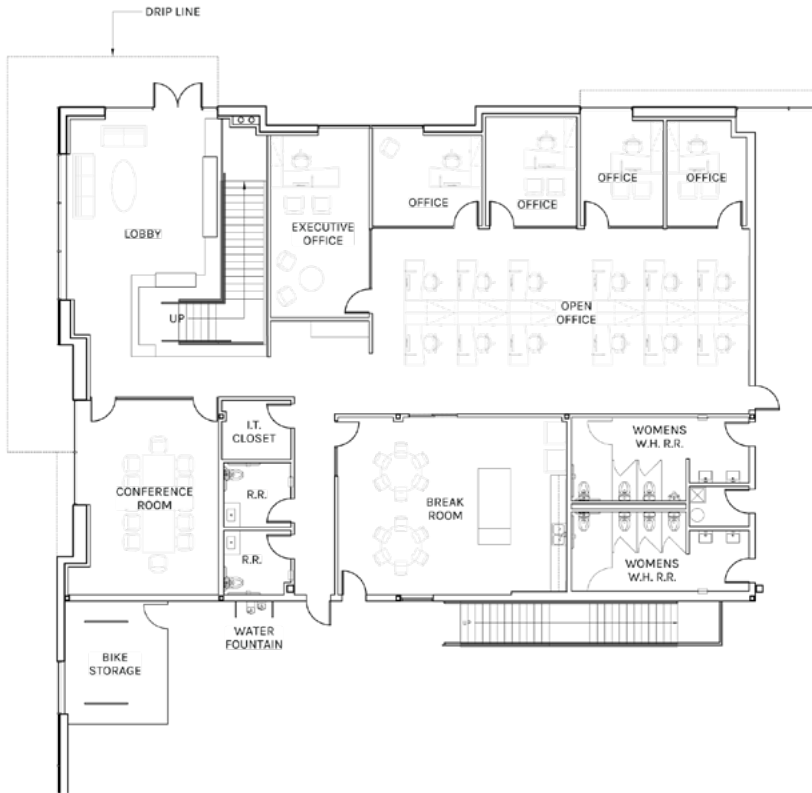
WAREHOUSE
208,306 SF

OFFICE
11,384 SF

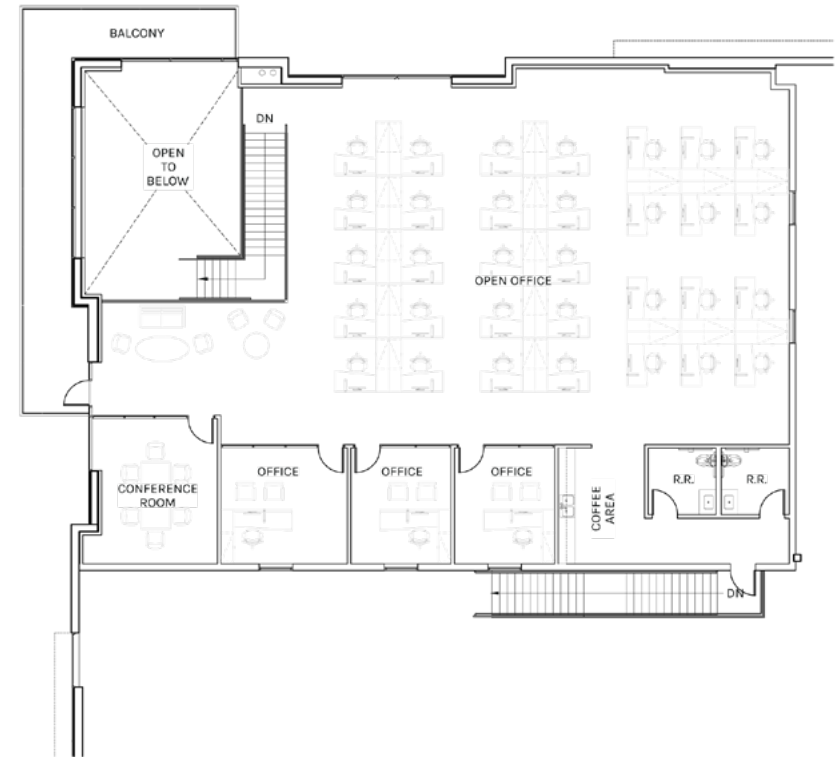
TOTAL
219,690 SF

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.





GROUND FLOOR OFFICE
4,640 SF



MEZZANINE OFFICE
5,126 SF

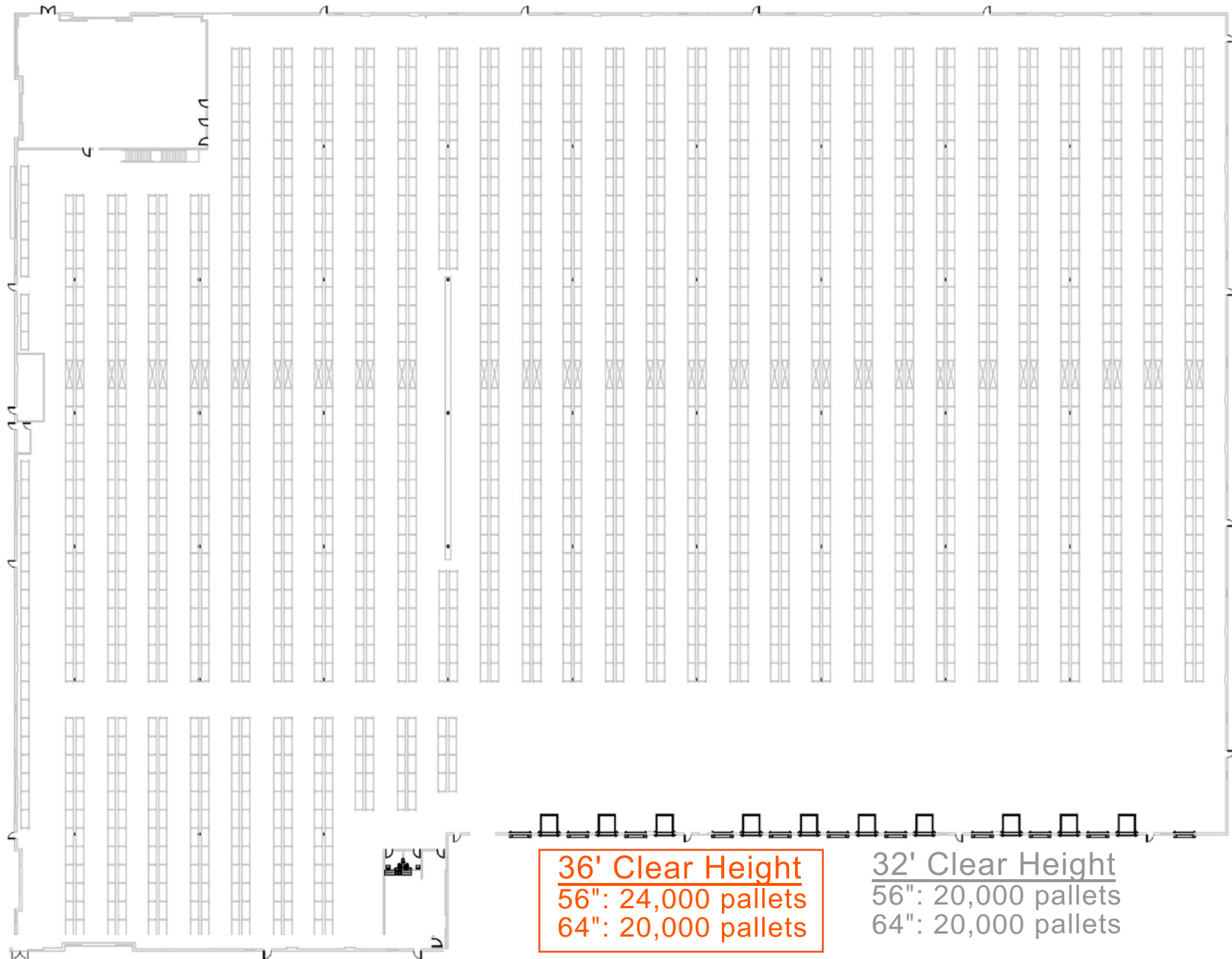
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RECEIVING OFFICE
1,618 SF

GROUND FLOOR
4,640 SF

MEZZANINE OFFICE
5,126 SF

TOTAL
11,384 SF

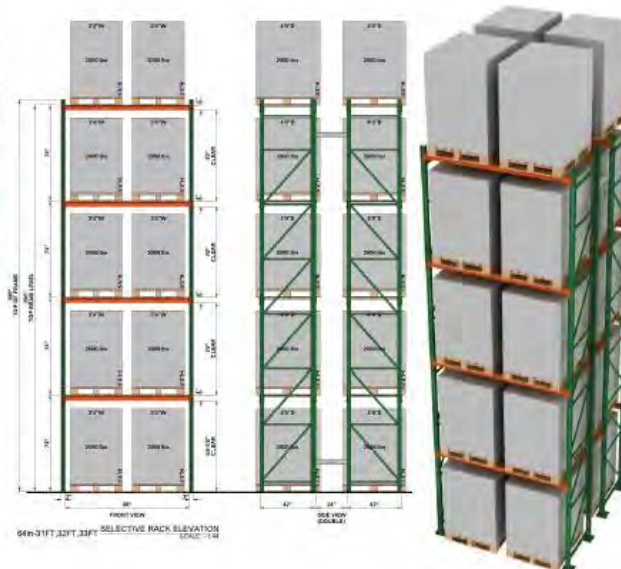


No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.



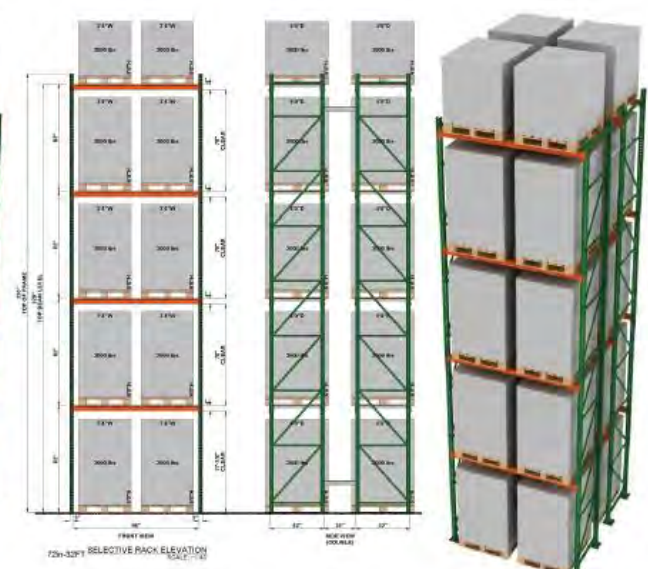
56in pallet with 48" pallet on top level only

- Approximately 7,841 pallet positions for 56in pallet & Approximately 1,603 pallet positions for 48in pallet
- Total of approximately 9,444



64in pallet

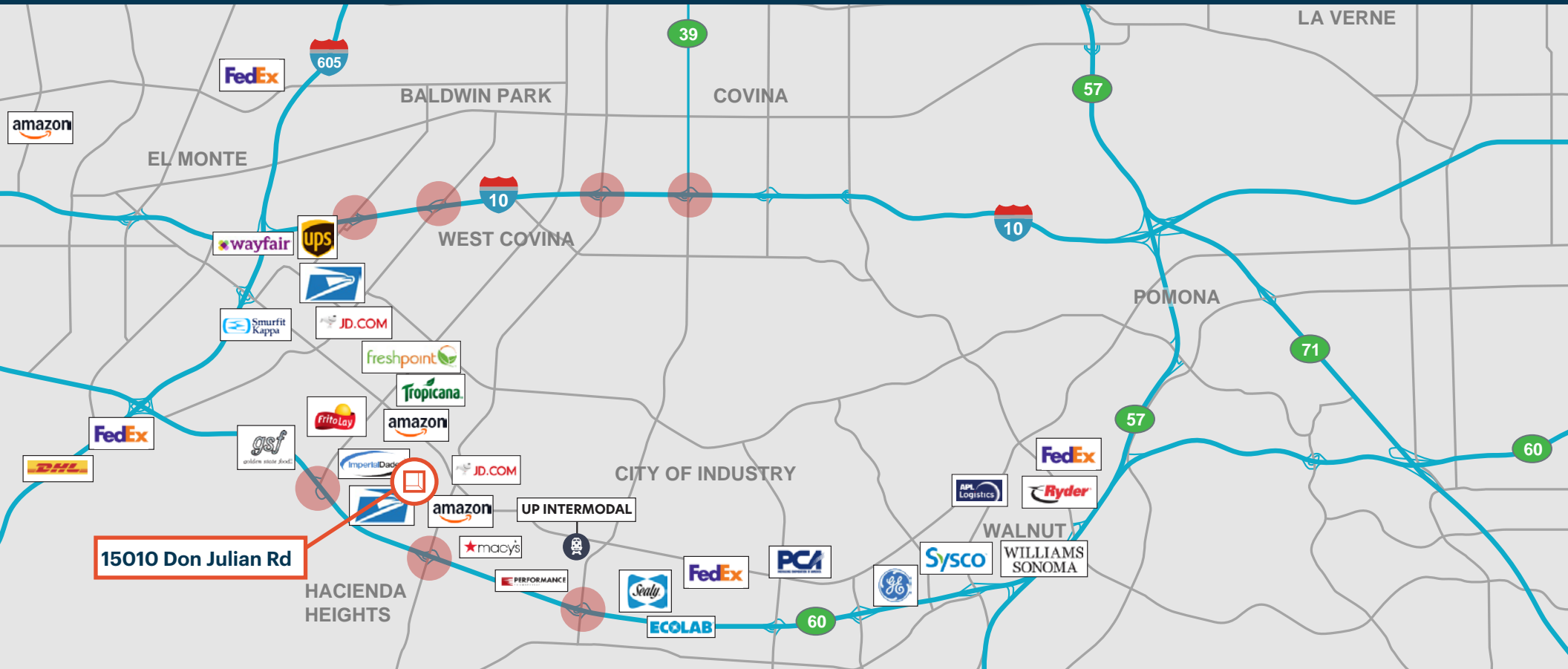
- Approximately 7,841 pallet positions for 64in pallet



72in pallet with 48in pallet on top level only

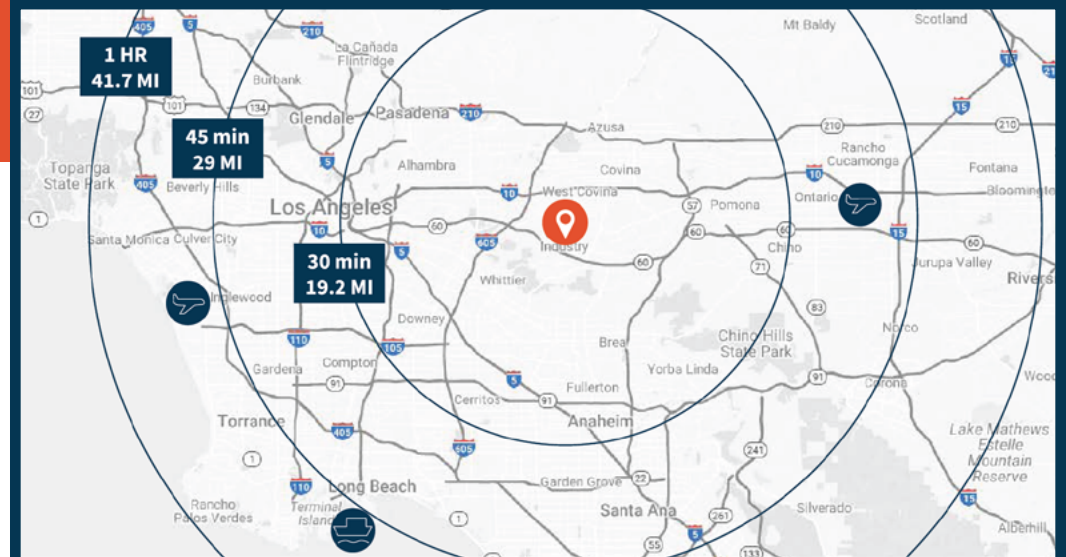
- Approximately 6,238 pallet positions for 72in pallet & Approximately 1,603 pallet positions for 48in pallet
- Total of approximately 7,841

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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

Senior Managing Director

+1 213.239.6181

rustin.mork@jll.com

LIC # 01448642

CELINA CHHUON-ROMERO

Senior Associate

+1 909.467.6868

celina.chhuon-romero@jll.com

LIC # 02249849



515 South Flower Street, Suite 1300

Los Angeles, CA 90071

jll.com

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