



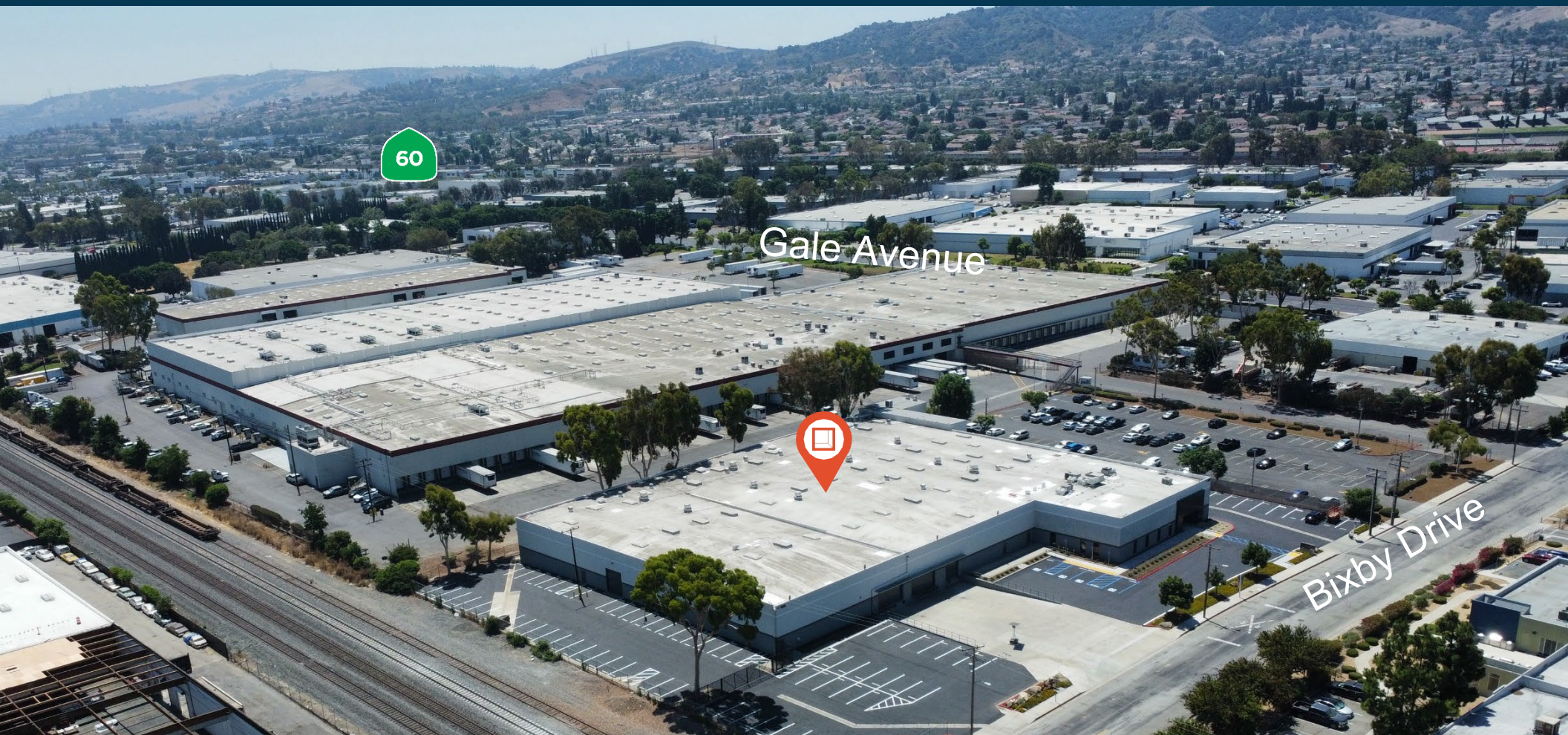
**Fully Renovated Distribution Building
Freestanding Building, Large Yard
Prime Central Industry Location
Immediate Proximity to (60) Freeway
LEED Certified**

57,600 SF AVAILABLE FOR LEASE

RARE INDUSTRY DISTRIBUTION BUILDING | ESTIMATED COMPLETION NOVEMBER 1, 2024

1020 Bixby Drive | City of Industry, CA 91702

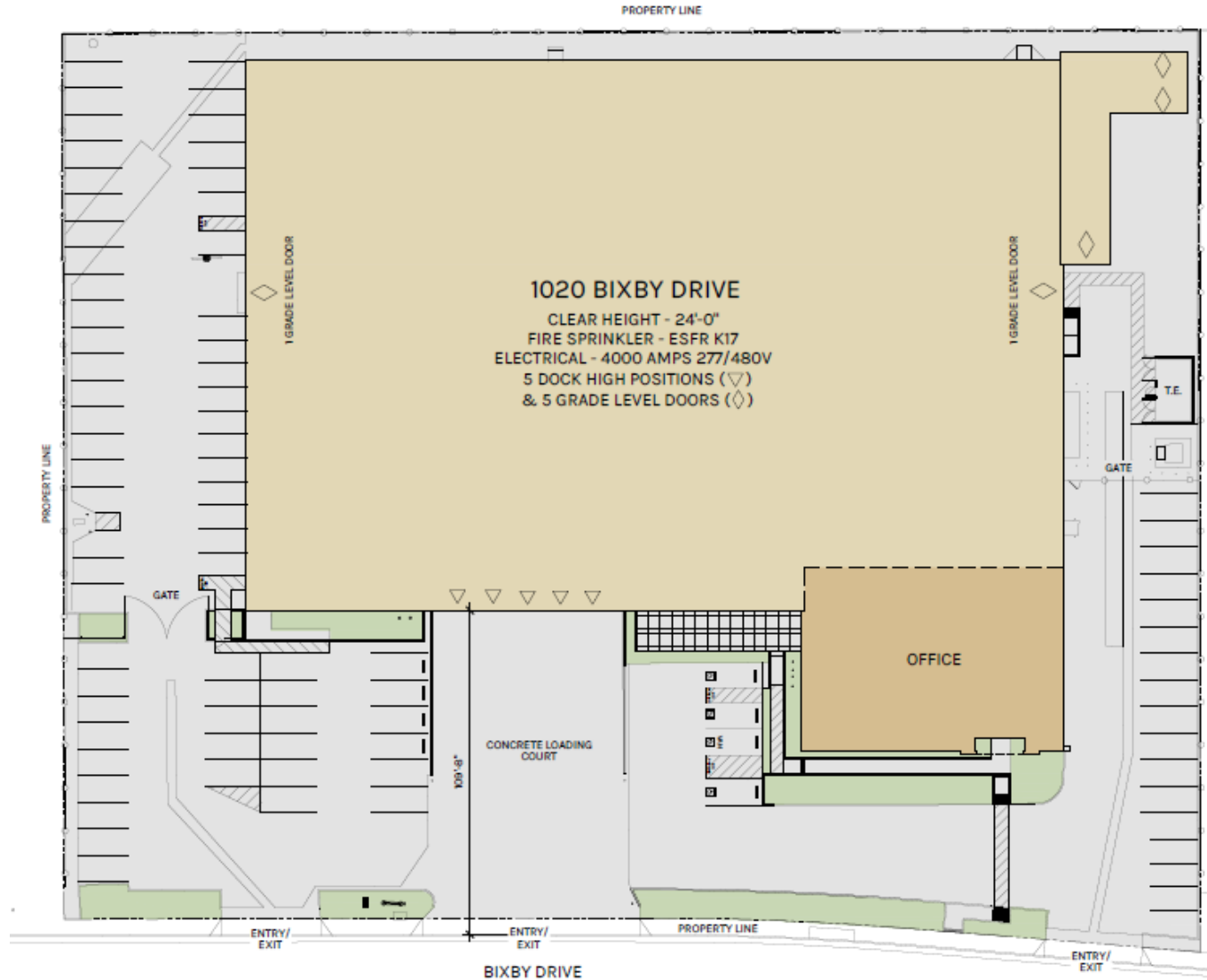




PROPERTY HIGHLIGHTS

- 57,600 SF Industrial Warehouse, Situated on 2.67 Acres
- 4,880 SF of Brand New Office Space
- 24' Clear Height
- 5 Dock High Loading Positions (2 Pit Mounted, 2 Edge of Dock)
- 2 Grade Level Doors
- 2 Large, Secured Yards
- Totally Modernized Facility
- 4000 AMPS (227/480V)
- ESFR Fire Sprinklers (K-17)
- Gas Service Available
- New Slurry Coat in Yard
- Immediate Access to the (60) Freeway
- LEED Certified





TOTAL PARKING: 85



SCALE: 1" = 40'-0"

WAREHOUSE

52,720 SF

OFFICE

4,880 SF

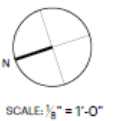
TOTAL

57,600 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.



WAREHOUSE: 51,032 SF
INDEPENDENT STORAGE: 1,688 SF
OFFICE: 4,880 SF
TOTAL: 57,600 SF



**Rexford
Industrial**

WAREHOUSE
52,720 SF

OFFICE
4,880 SF

TOTAL
57,600 SF

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**Rexford
Industrial**

Leasing Contacts

CHRIS TOLLES

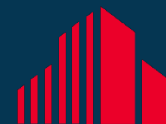
Executive Managing Director
213.955.5129
chris.tolles@cushwake.com
LIC # 01459899

ERIK LARSON

Executive Managing Director
213.955.5126
erik.larson@cushwake.com
LIC # 01213790

MAYA SCHIRN

Associate
213.236.4931
Maya.schirn@cushwake.com
LIC # 02237054



**CUSHMAN &
WAKEFIELD**