

BRAND NEW CONSTRUCTION
12 DOCK HIGH DOORS
AMPLE POWER



11234 Rush Street, South El Monte, CA

AVAILABLE UNITS FROM 21,824 SF - 101,322 SF

HIGH IMAGE, 36' CLEAR INDUSTRIAL BUILDING

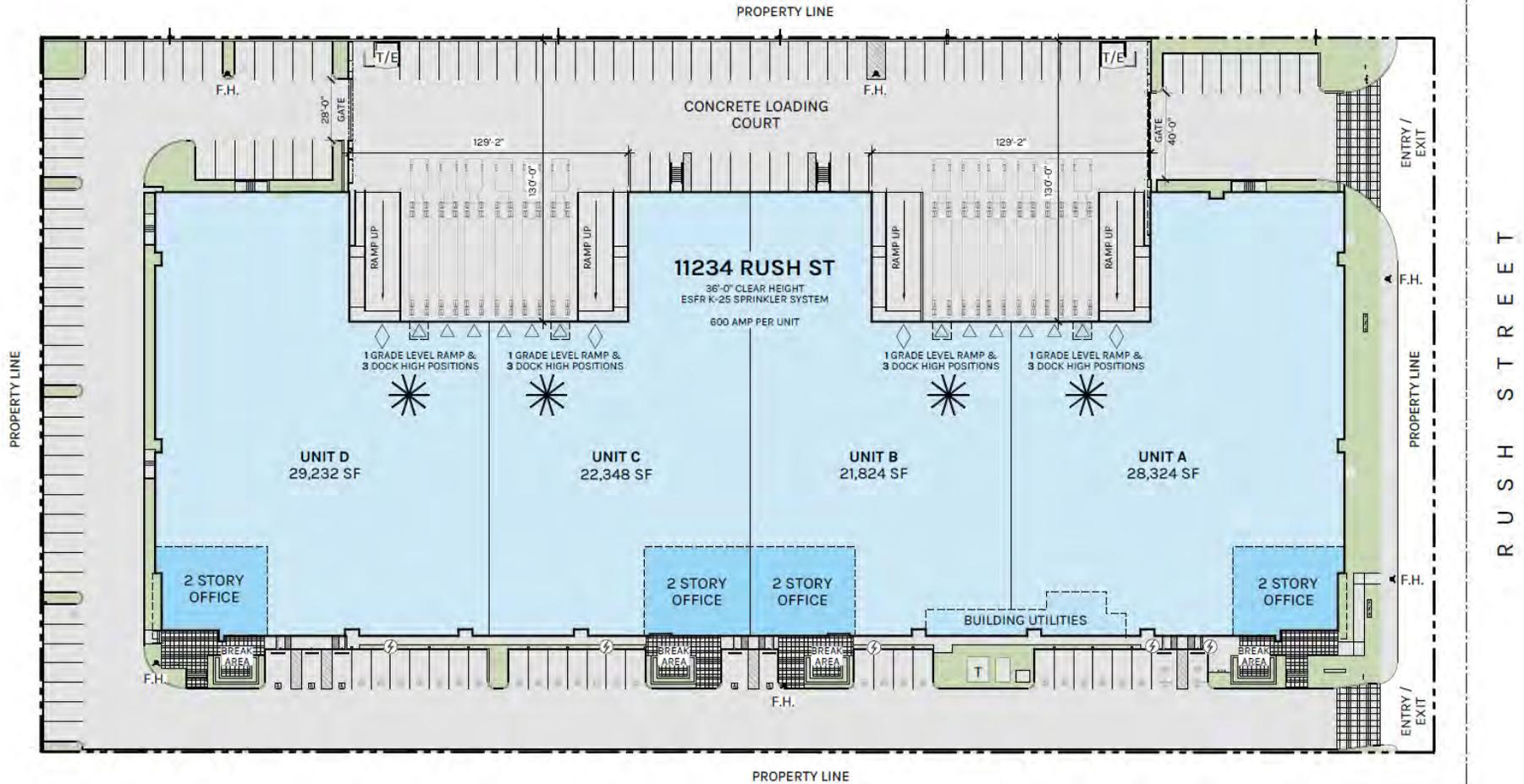


Property Highlights

11234 Rush St
South El Monte, CA



- Brand New 4-Unit Industrial Building
- Available Sizes from $\pm 21,824$ SF to $\pm 101,322$ SF
- 36' Clear Height
- ESFR Sprinkler System (K-25)
- Concrete Yard
- Each Unit Includes:
 - 3 Dock High Doors and 1 Ground Level Door
 - 1 Pit Leveler
 - 600 Amp, 277/480V Electrical Panel
 - High-Image 2-Story Offices ($\pm 2,578$ SF to $\pm 2,606$ SF)
- Rooftop Solar System (113 kW) & EV Auto Charging Stalls
- Warehouse Slab: 7" thick, 4,000 PSI
- Designed to LEED Gold Specifications
- Immediate Access to 60, 10, & 605 Freeways (Peck Rd / Durfee Ave)
- Central Location – Easy Access to DTLA, City of Industry, & LA/LB Ports



CURRENT AVAILABILITIES

UNIT	SF	OFFICE	DH	GL	Available
A	±28,324 SF	±2,578 SF	3	1	Q12026
B	±21,824 SF	±2,606 SF	3	1	Q12026
C	±22,348 SF	±2,606 SF	3	1	Q12026
D	±29,232 SF	±2,578 SF	3	1	Q12026

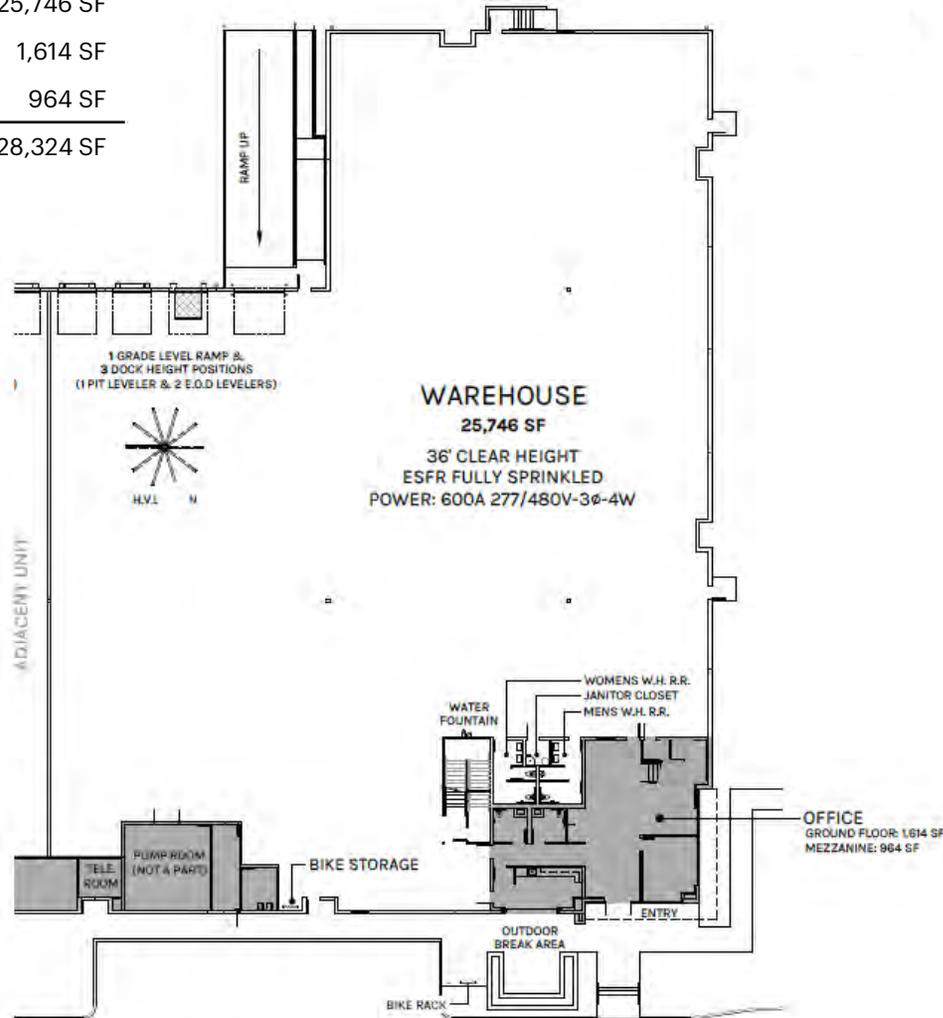
Unit A

28,324 SF Available For Lease

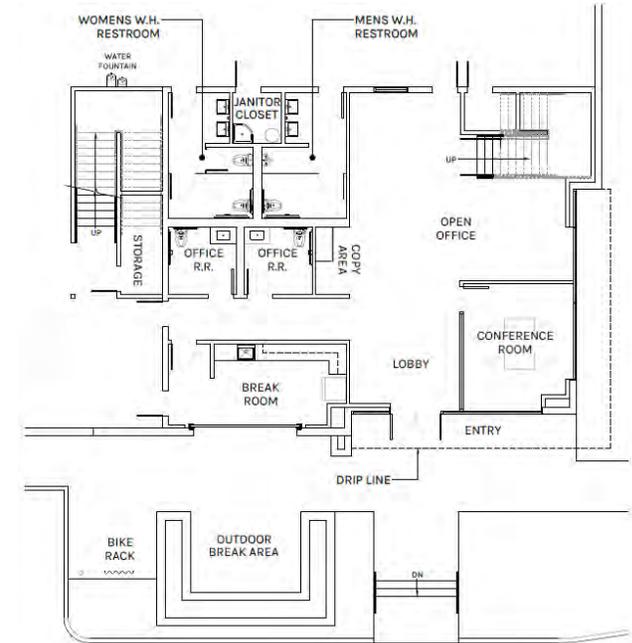
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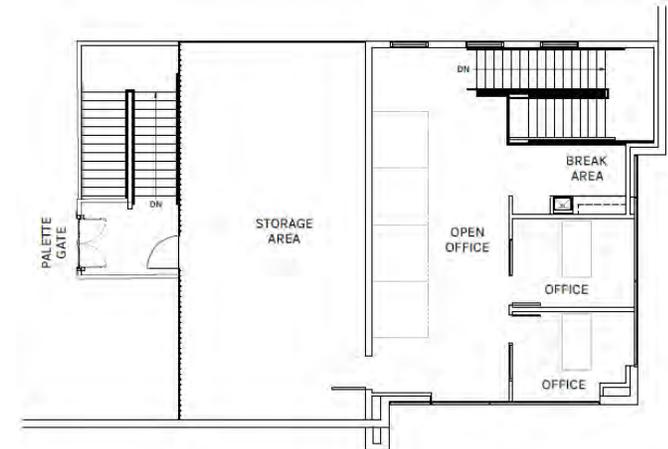
Warehouse:	25,746 SF
Ground Floor Office:	1,614 SF
Mezzanine Office:	964 SF
<hr/>	
Total:	28,324 SF



Ground Floor Office



Mezzanine Office



Unit A Highlights

- 28,324 SF Unit
- 2,578 SF 2-Story Office Space
- 36' Minimum Clearance Height
- 3 Dock High Loading Doors
- 1 Ground Level Loading Door
- ESFR K-25 Fire Sprinkler System
- 600 Amps, 277/480V Electrical
- 34 Auto Parking Spaces
- 2 EV Parking Stalls
- Rooftop Solar System

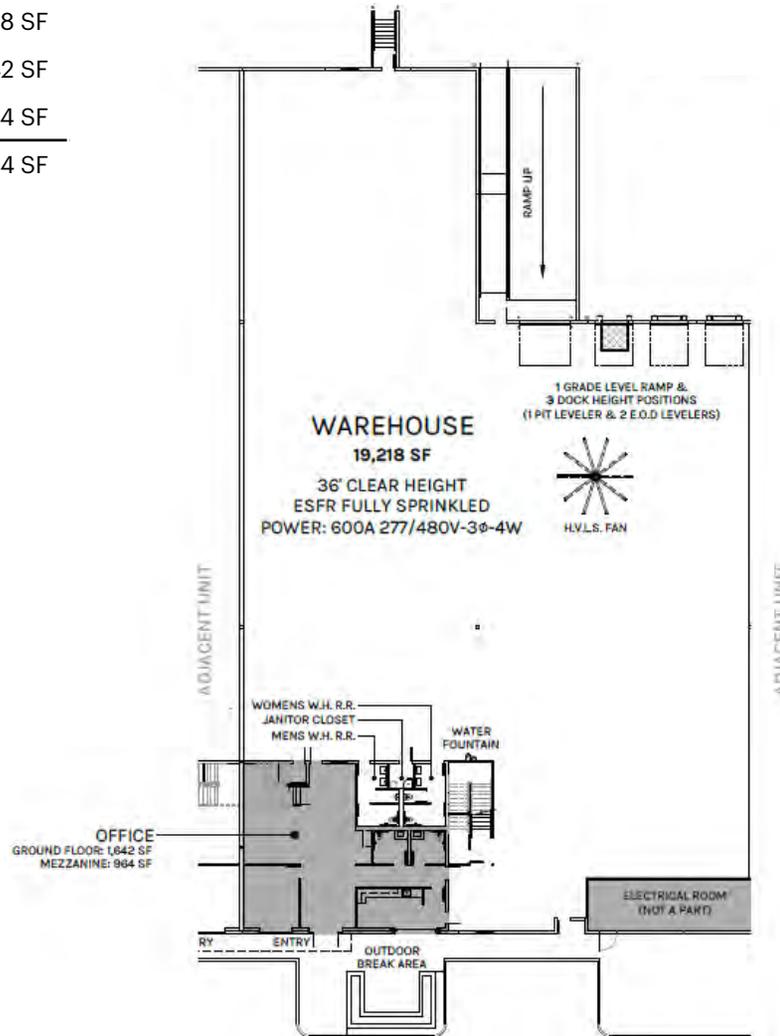
Unit B

21,824 SF Available For Lease

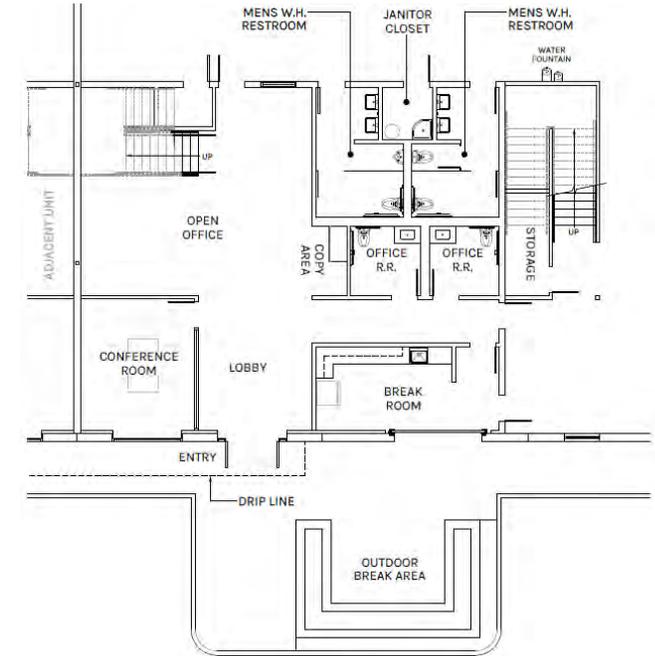
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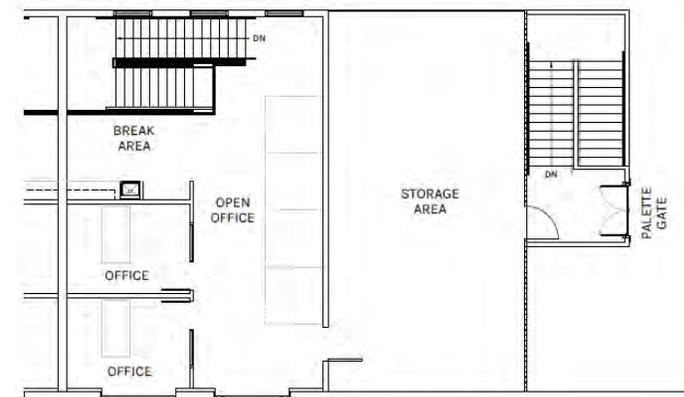
Warehouse:	19,218 SF
Ground Floor Office:	1,642 SF
Mezzanine Office:	964 SF
<hr/>	
Total:	21,824 SF



Ground Floor Office



Mezzanine Office



Unit B Highlights

- 21,824 SF Unit
- 2,606 SF 2-Story Office Space
- 36' Minimum Clearance Height
- 3 Dock High Loading Doors
- 1 Ground Level Loading Door
- ESFR K-25 Fire Sprinkler System
- 600 Amps, 277/480V Electrical
- 33 Auto Parking Spaces
- 2 EV Parking Stalls
- Rooftop Solar System

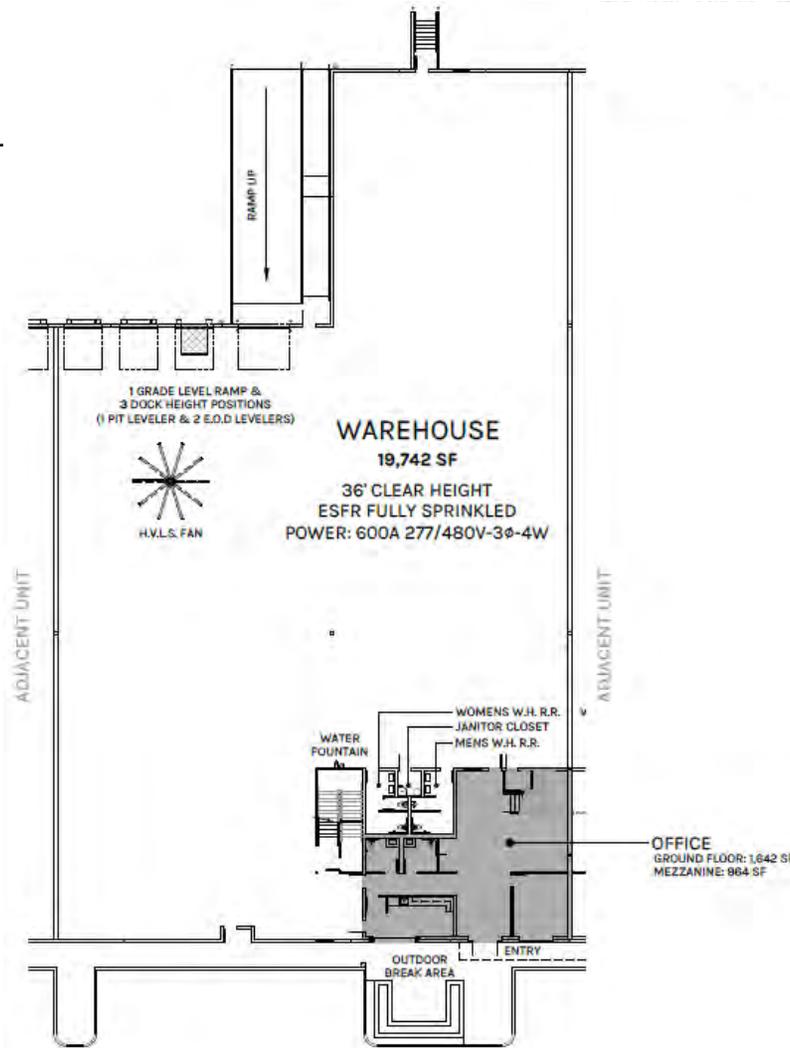
Unit C

22,348 SF Available For Lease

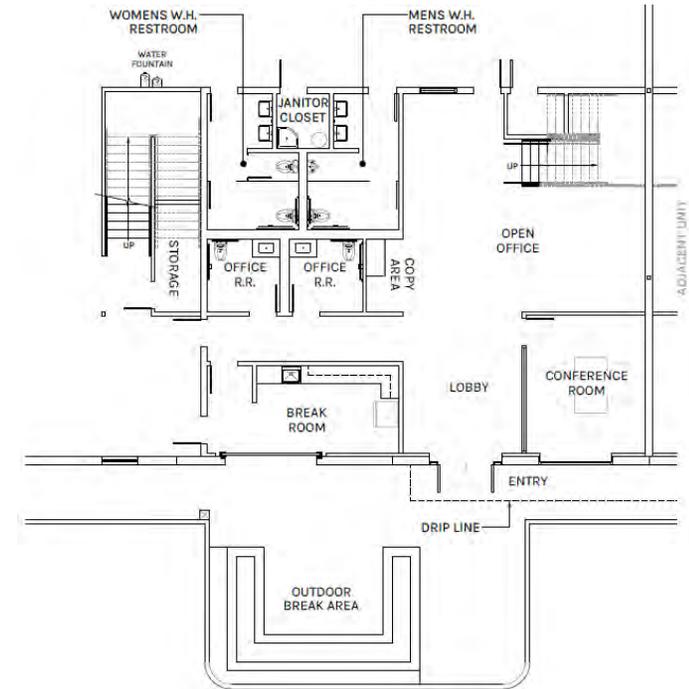
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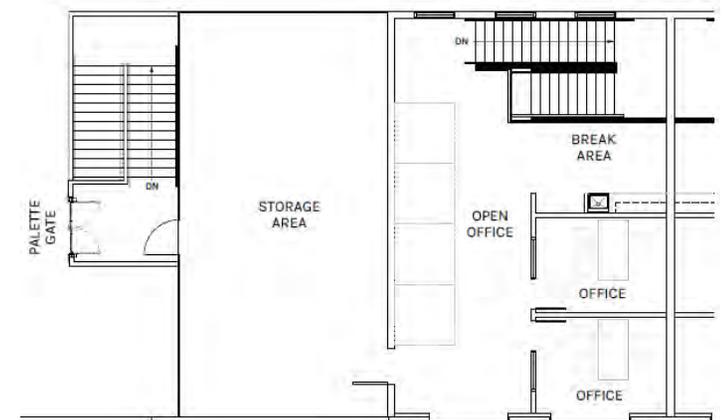
Warehouse:	19,742 SF
Ground Floor Office:	1,642 SF
Mezzanine Office:	964 SF
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Total:	22,348 SF



Ground Floor Office



Mezzanine Office



Unit C Highlights

- 22,348 SF Unit
- 2,606 SF 2-Story Office Space
- 36' Minimum Clearance Height
- 3 Dock High Loading Doors
- 1 Ground Level Loading Door
- ESFR K-25 Fire Sprinkler System
- 600 Amps, 277/480V Electrical
- 34 Auto Parking Spaces
- 2 EV Parking Stalls
- Rooftop Solar System

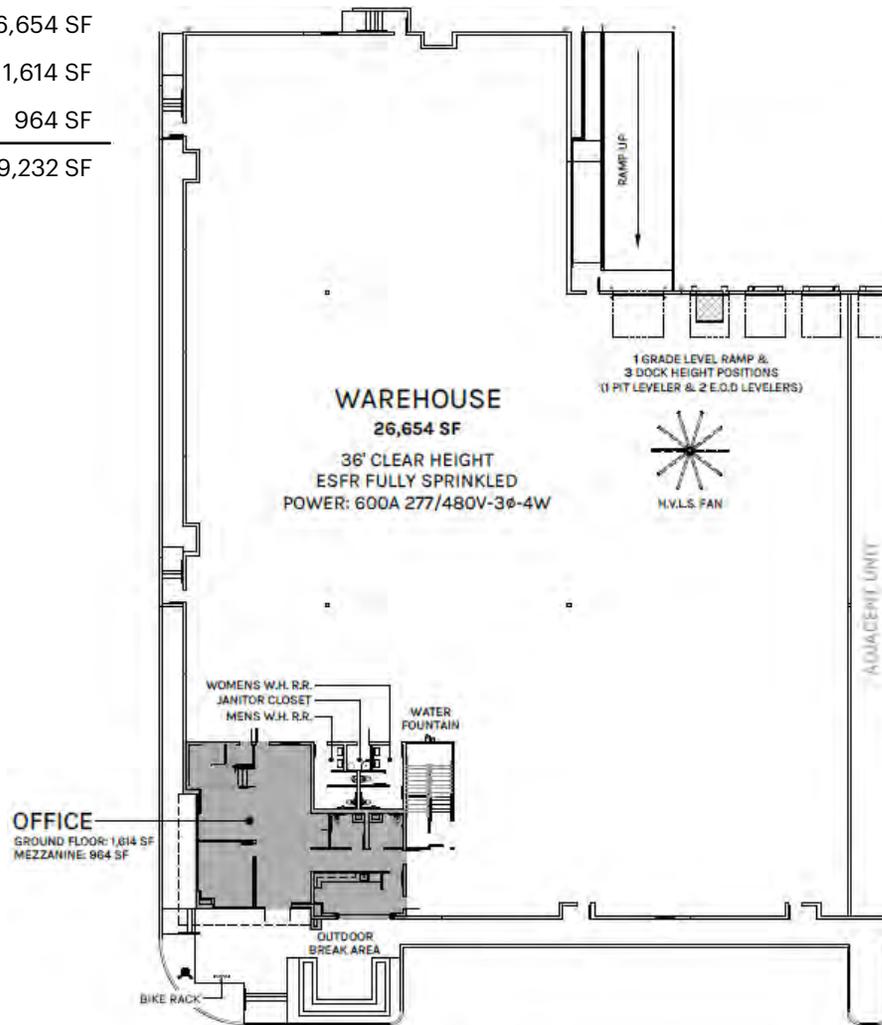
Unit D

29,232 SF Available For Lease

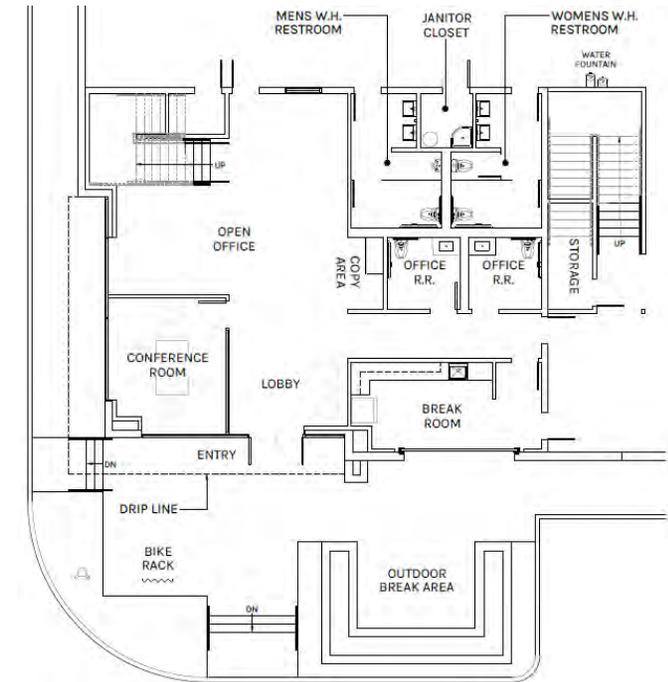
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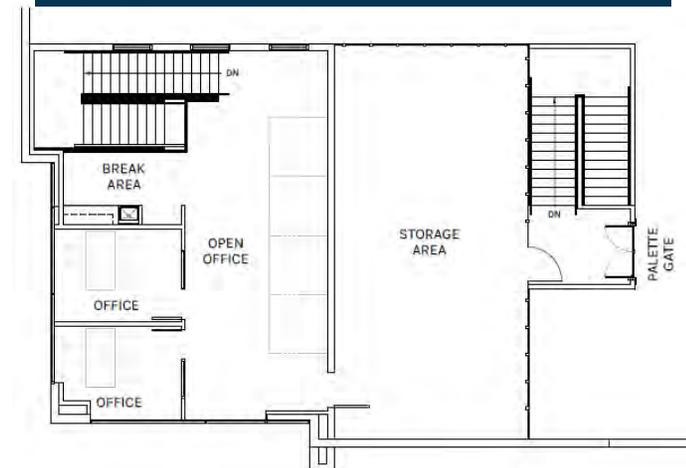
Warehouse:	26,654 SF
Ground Floor Office:	1,614 SF
Mezzanine Office:	964 SF
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Total:	29,232 SF



Ground Floor Office



Mezzanine Office

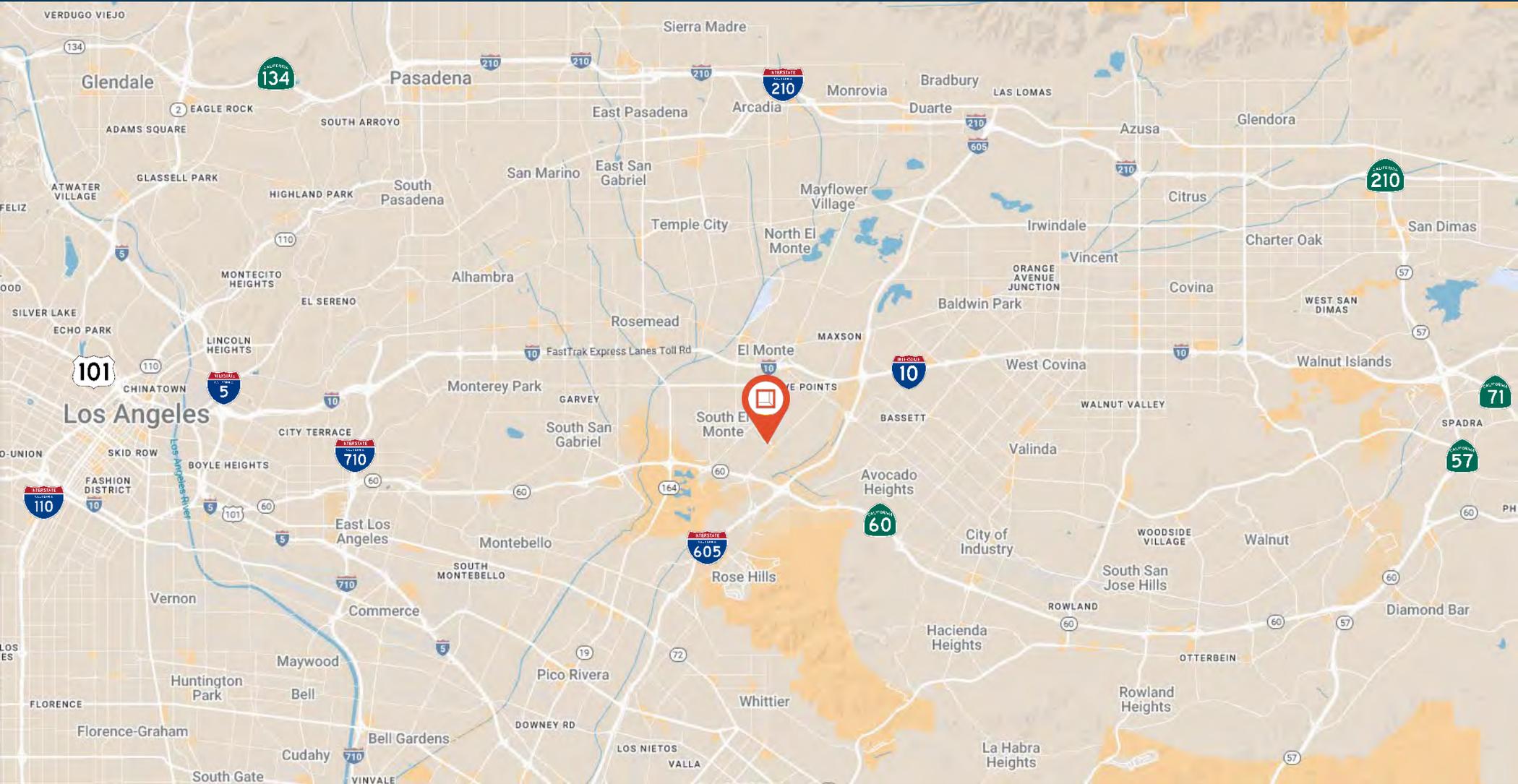


Unit D Highlights

- 29,232 SF Unit
- 2,578 SF 2-Story Office Space
- 36' Minimum Clearance Height
- 3 Dock High Loading Doors
- 1 Ground Level Loading Door
- ESFR K-25 Fire Sprinkler System
- 600 Amps, 277/480V Electrical
- 34 Auto Parking Spaces
- 2 EV Parking Stalls
- Rooftop Solar System

Location Map & Highlights

11234 Rush St
South El Monte, CA



27.0 Miles
to Ontario International
Airport

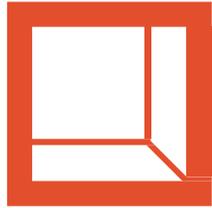
29.0 Miles
to Los Angeles
International Airport

28.6 Miles
to Ports of LA / Long
Beach

12.0 Miles
to BNSF Railyard –
Commerce

9.3 Miles
to UP Intermodal Yard –
City of Industry

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Industrial**

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