

FOR LEASE

BRAND NEW CLASS A INDUSTRIAL IN CITY OF INDUSTRY



CONFIDENTIAL OFFERING MEMORANDUM

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Rexford Industrial

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 **Rexford Industrial**

PROPERTY HIGHLIGHTS



ADDRESS:
14940 Proctor Avenue



CLEAR HEIGHT:
36 FT.



TOTAL AUTO PARKING REQUIRED:
210



TOTAL BUILDING SF:
160,094 SF



WAREHOUSE SLAB:
6" Thick, 4000 PSI
(Expanded Joint, Steel Fiber Slab)



TOTAL AUTO PARKING PROVIDED:
213



WAREHOUSE SF:
152,429 SF



DOCK HIGH DOORS:
17



EV AUTO CHARGING STALLS:
22



GROUND FLOOR OFFICE:
3,895 SF



GRADE LEVEL DOORS:
1



FUTURE EV STALLS: 42 (Infrastructure
in Place For Future EV Conversion)



MEZZANINE OFFICE:
3,770 SF



D.H. POSITIONS:
17 (6 Pit Levelers)



SOLAR INFORMATION
PV DC SYSTEM SIZE: 185 kW
PV AC SYSTEM SIZE: 166 kW



ZONING:
Industrial Zone - I



G.L. POSITIONS:
1



ESTIMATED ANNUAL PRODUCTION:
277,500 kWh



LAND ACRES/ SF:
331,304 SF / 7.59 AC



ELECTRICAL:
4000 Amp Capacity



FIRE PROTECTION:
ESFR K-25 @ 40PSI



GAS:
Connection Available On 9th St.

Rexford will provide the solar produced energy at 5-10% reduced rate compared to the utility energy. Rexford will also provide all the capital and oversight to design, install and maintain the system at no additional cost to the tenant

LEED/ESG FEATURES: LEED GOLD

- HVLS fans
- Touchless plumbing fixtures
- Electrical outlets at each D.H. door
- Negative ion generators & UV lights on
- Office HVAC system
- LED lighting throughout with occupancy & motion sensors
- Water bottle filling station
- 22 EV chargers
- TPO roofing w/ high solar reflectivity Value
- 100% site paving in concrete
- Outdoor break area
- Native, drought tolerant, and pollinator
- Friendly landscape all on drip system
- Shower in office

Industrial/Sewer Capacity Units Available
Value Estimated to be approximately
\$3,187,000.00

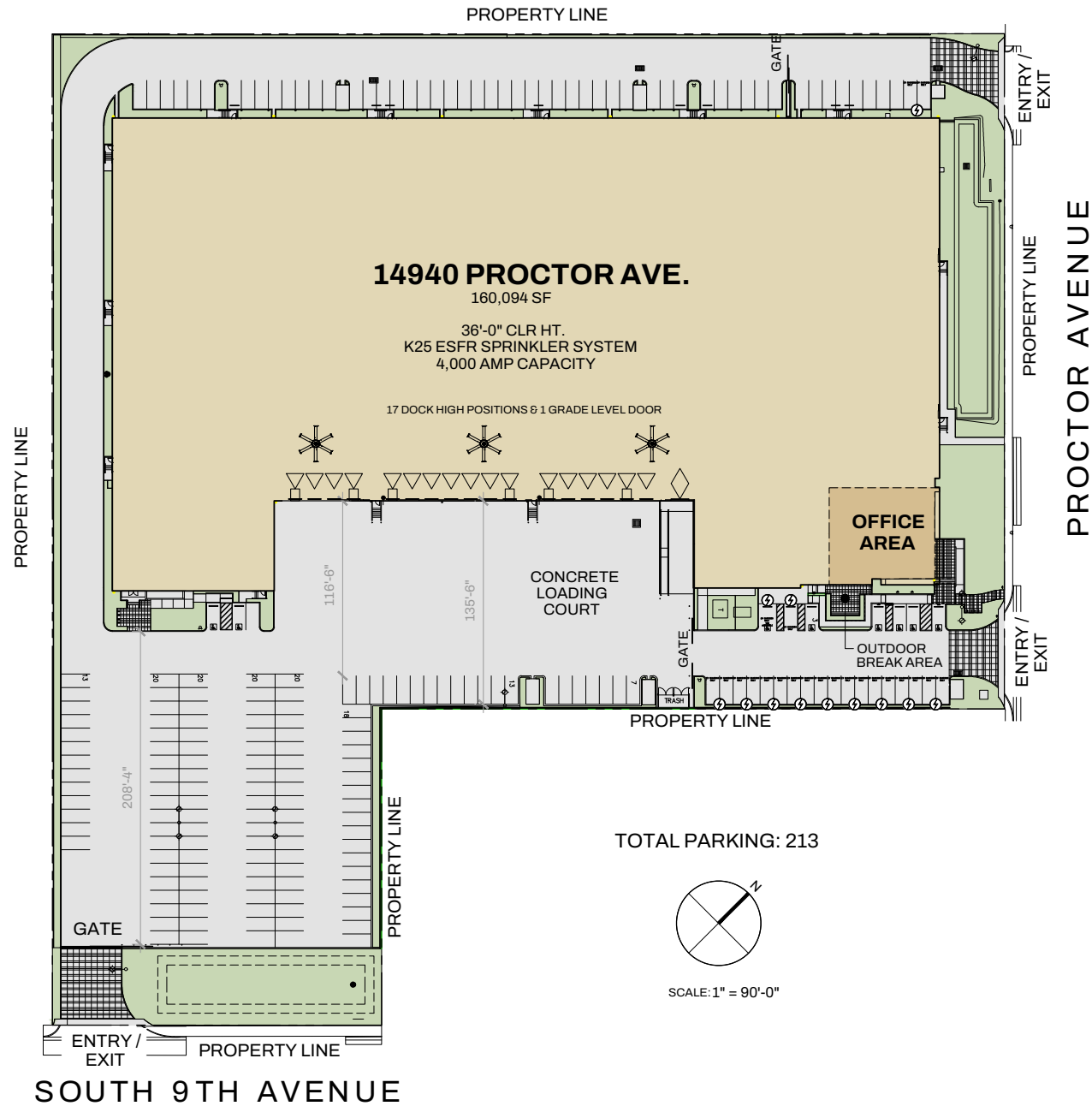
* 2,125 Sewer Capacity Units

* Approximately 552,586 gallons of
discharge per day

PROPERTY SUMMARY

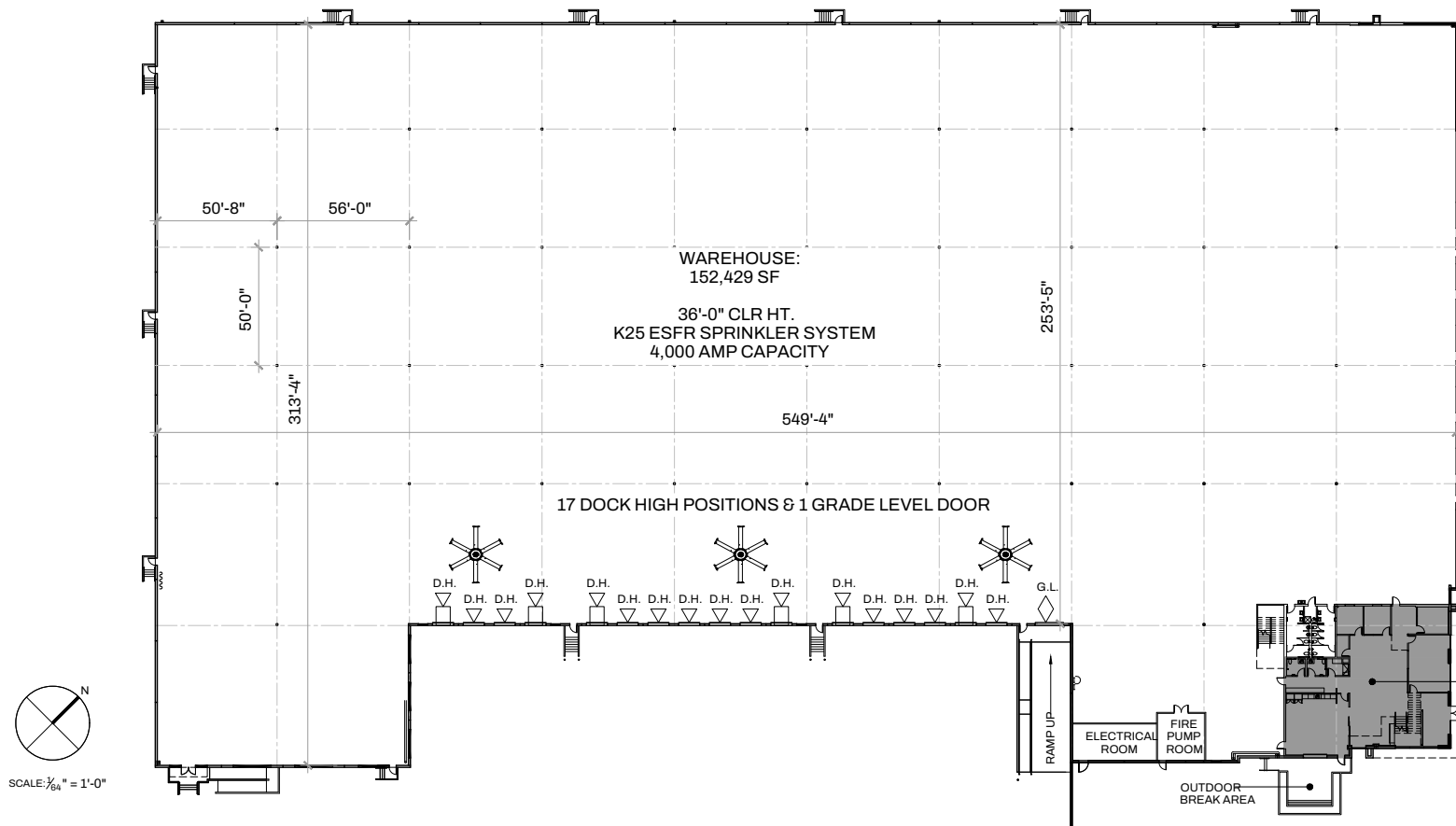
- **±160,064 SF Class A Industrial Building**
An institutional-grade freestanding facility designed for modern industrial users, offering robust specifications ideal for logistics, manufacturing, cold storage, or e-commerce fulfillment operations.
- **±152,429 SF Warehouse**
±3,895 SF Ground Floor Office | ±3,770 SF Mezzanine Office
Flexible and efficient layout with dedicated office space on both the ground floor and mezzanine level, suitable for administrative, customer service, or executive use. The office space is designed with natural lighting and can be customized to tenant specifications.
- **±7.59 Acres (±331,304 SF Land Area)**
Generous lot size provides ample room for truck circulation, trailer storage, employee and visitor parking, and potential outdoor storage uses, all within a secure and professionally landscaped site.
- **36' Clear Height**
Optimized for high-cube racking systems, this clear height supports maximum vertical storage capacity, enhancing operational efficiency and minimizing cost per pallet position.
- **17 Dock-High Doors with 6 Pit Levelers + 1 Oversized Grade-Level Door**
Designed for high-volume shipping and receiving, the property includes a full complement of dock-high loading doors, with six equipped with pit levelers for added flexibility, plus a ground-level door to accommodate van access or forklift entry.
- **4,000 Amps, 277/480 Volts of Power**
Heavy power capacity supports a wide range of industrial uses, including refrigerated systems, light manufacturing, automation, or high-tech equipment. Infrastructure can be tailored for tenant-specific power needs.
- **LEED Gold Certified**
Built to high environmental and energy standards, the facility features sustainable building systems that reduce operating costs, improve employee wellness, and meet ESG requirements for corporate occupiers.
- **213 On-Site Parking Spaces, Including EV Charging**
Robust on-site parking for employees and visitors, featuring:
- **22 EV charging stalls installed and operational**
- **42 future EV stalls pre-planned**
for expanding fleet or workforce electrification needs
- **ESFR Sprinkler System**
Equipped with Early Suppression Fast Response fire protection, ideal for high-pile storage and enhanced insurance benefits, ensuring compliance with modern safety codes.
- **Immediate Access to Major Freeways**
Strategically positioned with quick connectivity to SR-60, I-605, I-10, and SR-57, ensuring efficient distribution throughout Greater Los Angeles, the Inland Empire, and Southern California.
- **Close Proximity to the Ports of Los Angeles and Long Beach**
Located approximately 35 miles from the nation's busiest container ports, the facility is well-positioned for import/export operations, drayage efficiency, and global supply chain access.
- **Large Skilled Labor Pool in San Gabriel Valley**
Located in a densely populated industrial corridor, the site offers employers access to a robust workforce specializing in manufacturing, warehousing, cold storage, and distribution.
- **Zoned M (Industrial)**
The zoning allows for a wide array of industrial uses, including food processing, cold storage, manufacturing, warehousing, and logistics, with by-right entitlements that reduce entitlement risk and timeline.
- **Available Immediately for Lease**
A unique opportunity for logistics operators and other uses allowable within the City of Industry to secure a best-in-class asset in one of Southern California's most competitive industrial submarkets.

PROPERTY SITE PLAN



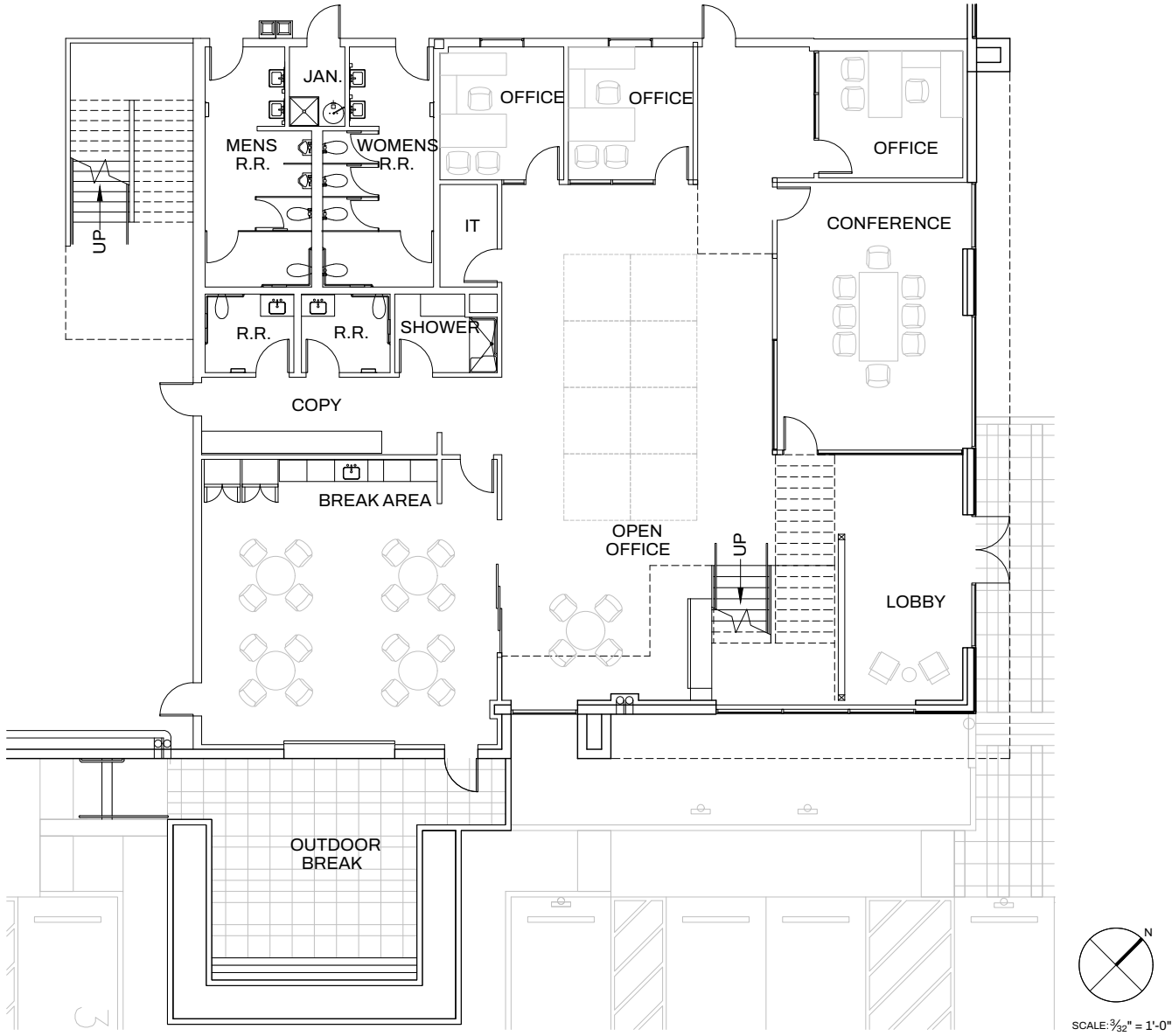
Overall Plan

— OFFICE
GROUND FLOOR OFFICE: 3,895 SF
MEZZANINE OFFICE: 3,770 SF
TOTAL OFFICE AREA: 7,665 SF



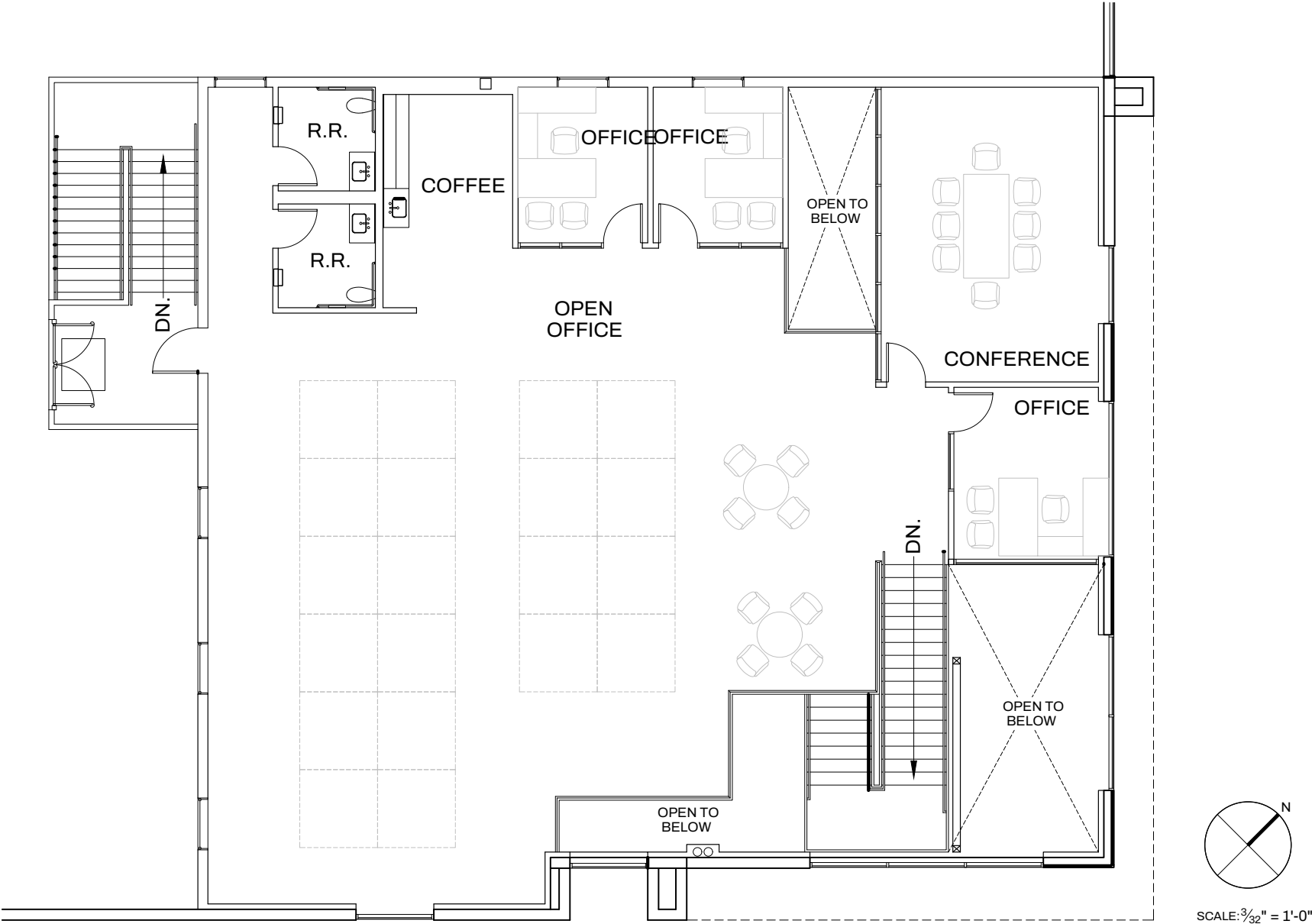
PROPERTY FLOOR PLANS

Ground Floor Office



PROPERTY FLOOR PLANS

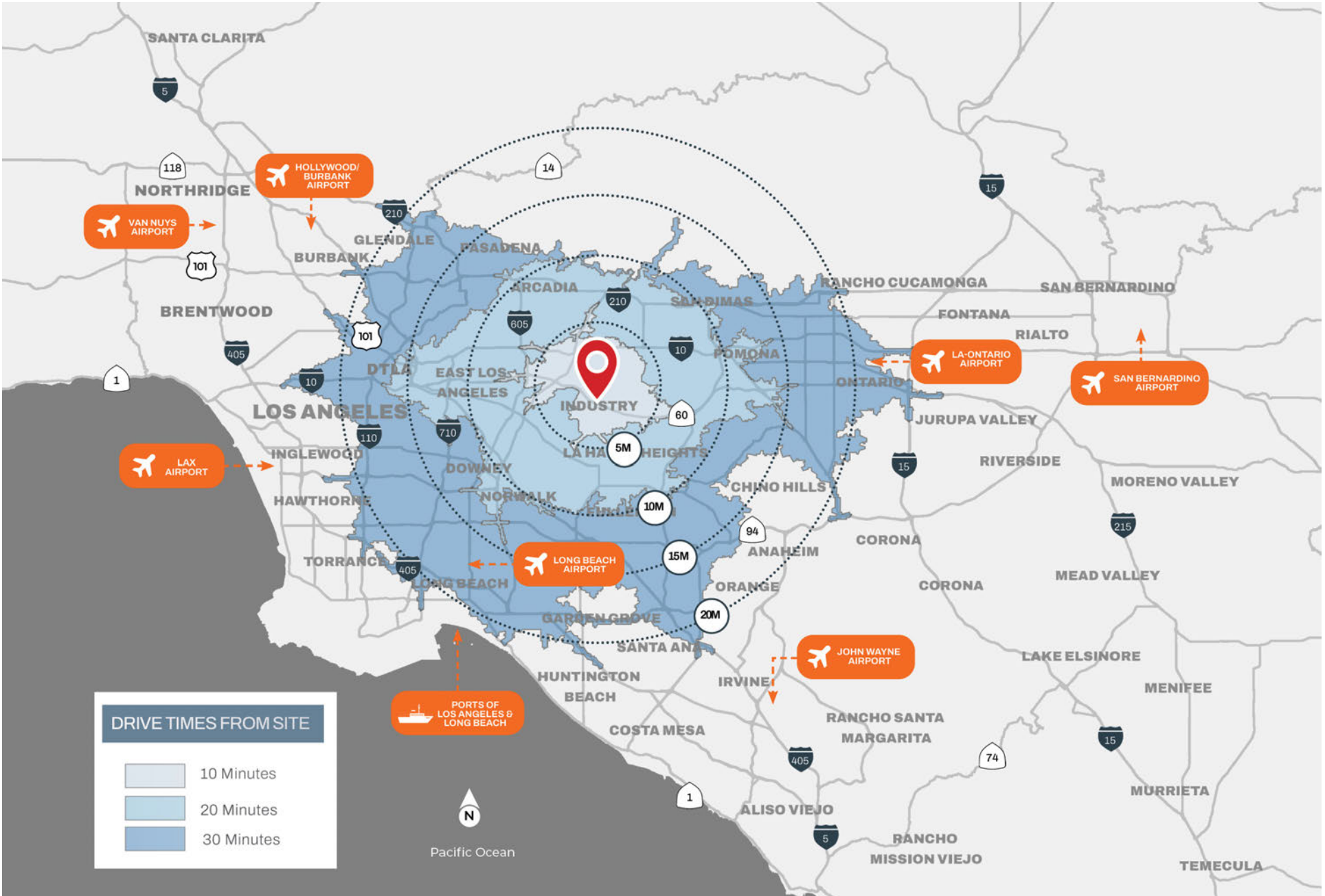
Mezzanine Office







REGIONAL MAP

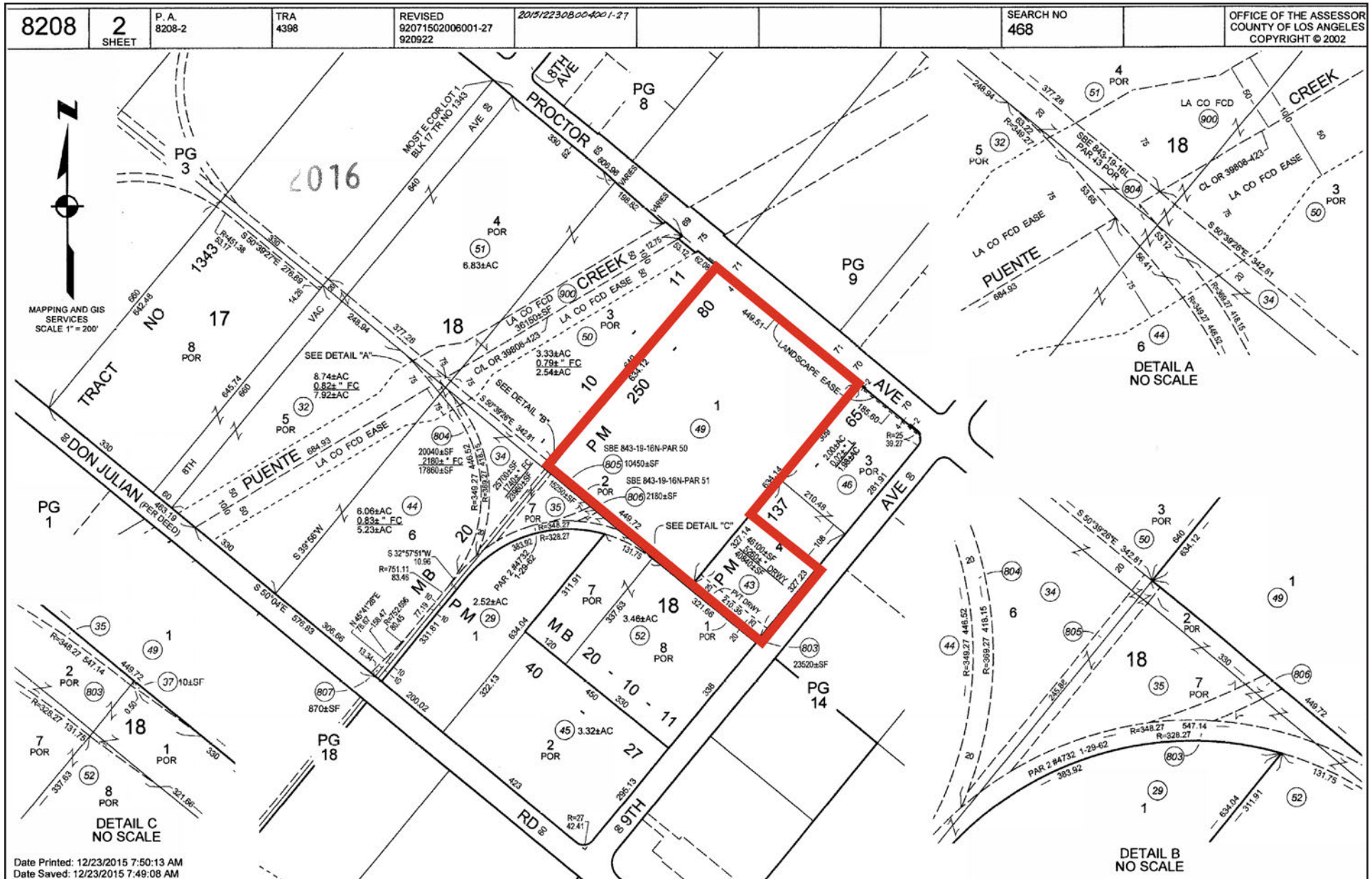


PARCEL MAP

APN's: 8208-002-043, 049

NALCapital
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AREA OVERVIEW

City of Industry, CA

Located in the heart of Southern California's San Gabriel Valley, the City of Industry sits at a strategic crossroads connecting Los Angeles, Orange, San Bernardino, and Riverside counties. This prime location offers exceptional access to major business centers, recreational amenities, cultural attractions, and entertainment venues.

Regional Connectivity

The city is bordered by four major freeways—the Pomona (60), Long Beach (710), San Gabriel River (605), and Orange (57)—which provide direct routes to Orange County and surrounding markets. The San Bernardino (10) Freeway also runs along the city's northern edge, enhancing east-west connectivity.

Within a 40-mile radius, residents and businesses enjoy access to a diverse landscape, from mountains and deserts to the Pacific coastline, making it a desirable hub for commerce and leisure.

Convenient Proximity to Key Destinations

- 20 minutes to Downtown Los Angeles, Crypto.com Arena, and Ontario International Airport
- 25 minutes to Union Station and Dodger Stadium
- 30 minutes to Disneyland, Knott's Berry Farm, USC, and the Los Angeles Coliseum
- 35 minutes to Pasadena, the Rose Bowl, and Hollywood Burbank Airport
- 40 minutes to John Wayne Airport, the Hollywood Bowl, and Orange County beaches
- 45 minutes to Beverly Hills and Universal Studios
- 50 minutes to LAX, UCLA, and Los Angeles beaches
- 1 hour 15 minutes to Palm Springs
- Business-Friendly Environment

The City of Industry is zoned 92% industrial and 8% commercial. It is home to approximately 3,000 businesses that support more than 68,000 jobs and contribute over \$31 billion annually to the regional economy. With no business license fees, manufacturing fees, utility taxes, or operating hour restrictions, the city offers a highly pro-business environment.

A diverse and skilled labor pool—including technical, professional, and management talent—is readily available to companies locating in the City of Industry. In addition to drawing from local colleges and universities, the area attracts top talent from across the nation and internationally, making it a prime location for businesses seeking a competitive workforce.

A 41-mile rail bypass provides direct access to the ports of Los Angeles and Long Beach—the two largest seaports on the West Coast—supporting seamless goods movement and global trade. The city also maintains a Foreign Trade Zone to support international commerce.

Economic Highlights

Recognized as the economic hub of the San Gabriel Valley, the city's economy is rooted in:

- Manufacturing
- Wholesale and distribution
- Transportation and logistics
- E-commerce
- Retail
- Construction
- Finance, insurance, and real estate
- Government and public services

Manufacturing alone accounts for over 25% of total employment. The city also offers a highly skilled and diversified labor pool, drawing talent from regional universities and across the nation and globe.

Air Transportation Access

The City of Industry is served by three major airports:

- 18 miles to Ontario International Airport
- 40 miles to Los Angeles International (LAX) and John Wayne Airport

Private aviation is also accessible via:

- Brackett Field in La Verne (9 miles)
- El Monte Airport (8 miles)

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