



**51,998 SF & 48,485 SF AVAILABLE FOR LEASE**

**BRAND-NEW, PREMIER WAREHOUSE DISTRIBUTION FACILITY | HEAVY POWER | 32' CLEARANCE**

**2390-2442 N. AMERICAN WAY**

Orange, CA | North Orange County





## ■ HIGHLIGHTS

### BUILDING 1

 **51,998 SF**  
BUILDING

 **45,996 SF**  
WAREHOUSE

 **6,002 SF**  
OFFICE

 **4 DH, 1 GL**  
LOADING

### BUILDING 2

 **48,485 SF**  
BUILDING

 **42,496 SF**  
WAREHOUSE

 **5,989 SF**  
OFFICE

 **4 DH, 1 GL**  
LOADING

**2390-2442 N. AMERICAN WAY**



## FEATURES

- LEED Gold certified
- M1 industrial zone
- ESFR sprinkler K25.2 @ 25 PSI
- 2,000 amps 277/480 volt 3ph4w (with a 3,000 amp transformer) per building
- 50' x 52' column spacing
- 32' warehouse clearance
- Warehouse slab: 7", 4,000 PSI
- Natural gas: stubbed to building
- Ground level loading (12' x 14')
- Trailer parking (1 position - 10' x 40')
- True dock high loading (9' x 10') (1 pit leveler & 3 edge of dock levelers) and electrical outlets at each DH door
- 150' loading depth
- Private fenced yard



## ■ ESG FEATURES

- Approximately 37% annual energy savings over current base building code
- 4 EV charging ready stalls
- Water efficient landscape & irrigation
- HVAC systems w/ negative ion generator, UV light, CO<sub>2</sub> sensors & demand control ventilation
- Motion-sensor lighting throughout
- Thermoplastic polyolefin (TPO) reflective roofs
- Warehouse exhaust fans with nighttime flushing
- Touchless & water efficient plumbing fixtures
- Water bottle filling station
- Skylights with OSHA-approved safety bars
- High-velocity, low-speed warehouse fans



2390-2442 N. AMERICAN WAY

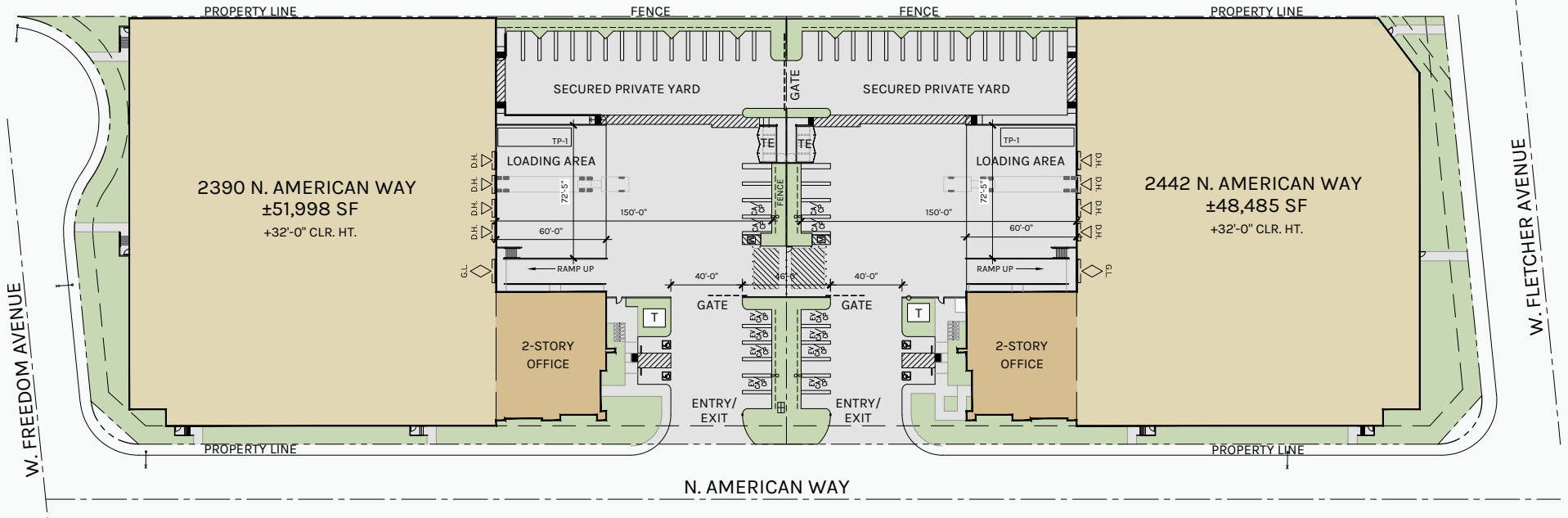


# SITE PLAN

**88,591 SF**  
BUILDING 1 LAND

**86,011 SF**  
BUILDING 2 LAND

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN 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 THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.

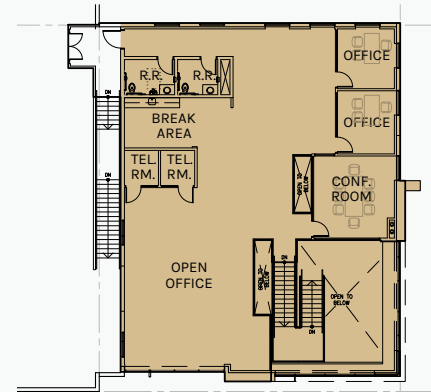
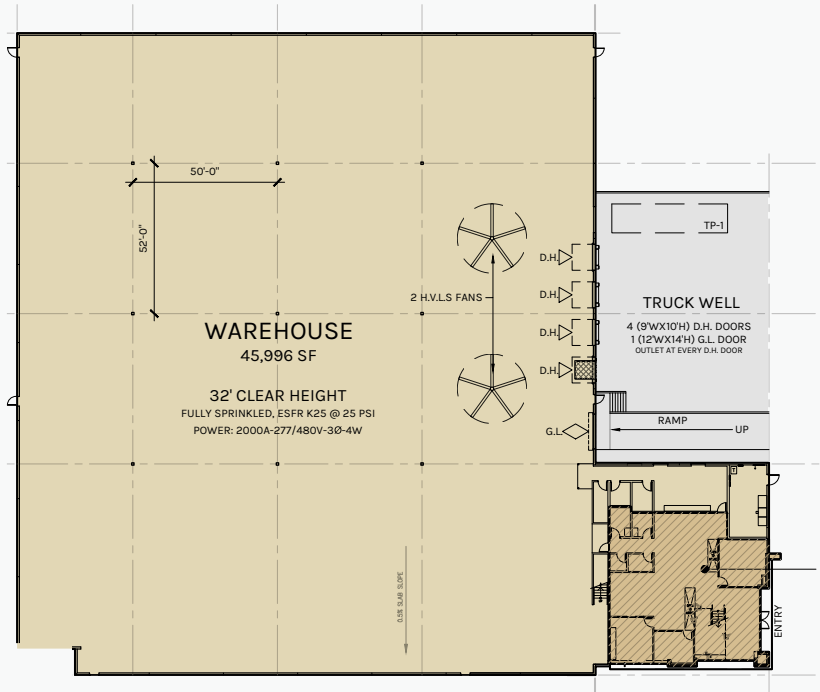


# BUILDING 1 FLOOR PLAN

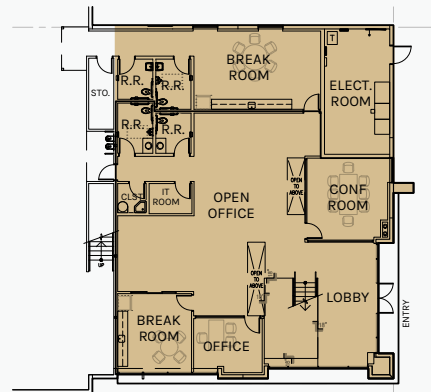
**2,716 SF**  
FIRST FLOOR

**3,286 SF**  
MEZZANINE

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MEZZANINE OFFICE



GROUND LEVEL OFFICE

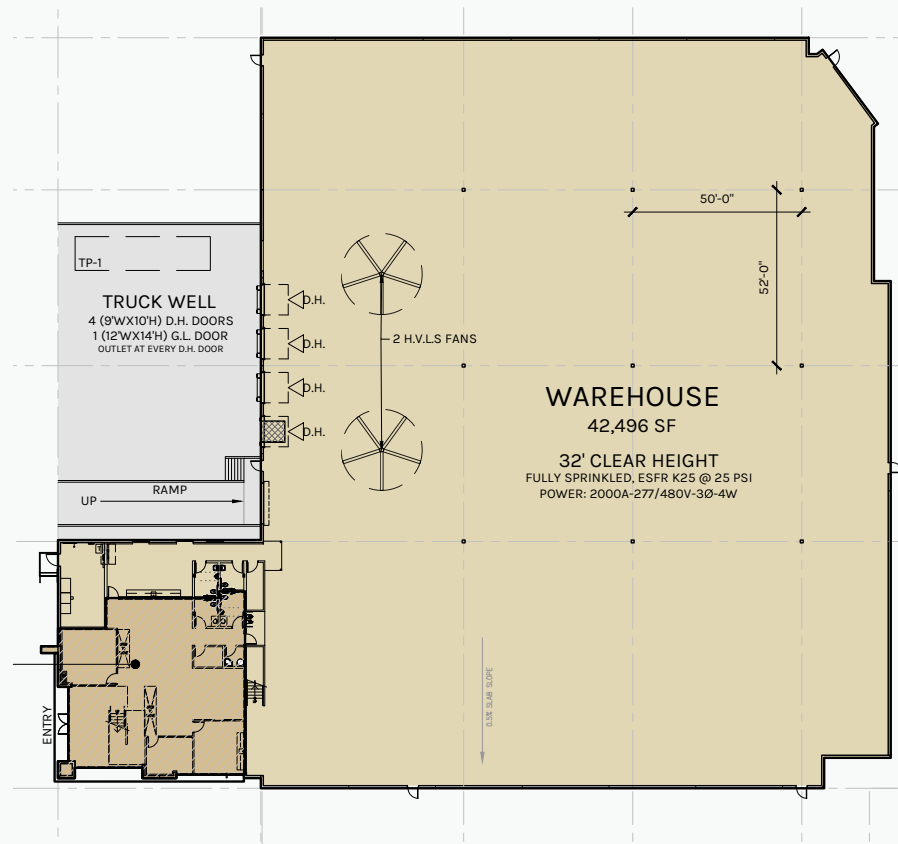
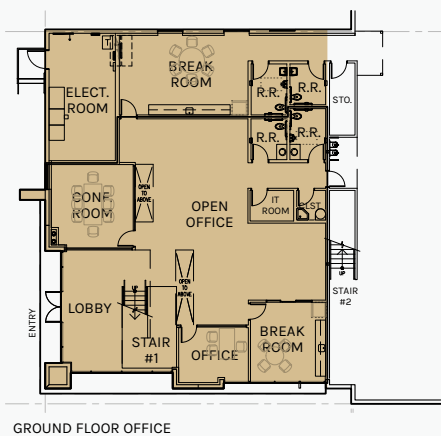
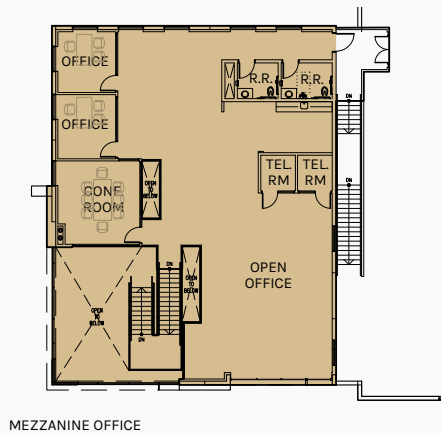


# BUILDING 2 FLOOR PLAN

**2,695 SF**  
FIRST FLOOR

**3,294 SF**  
MEZZANINE

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**2390-2442 N. AMERICAN WAY**

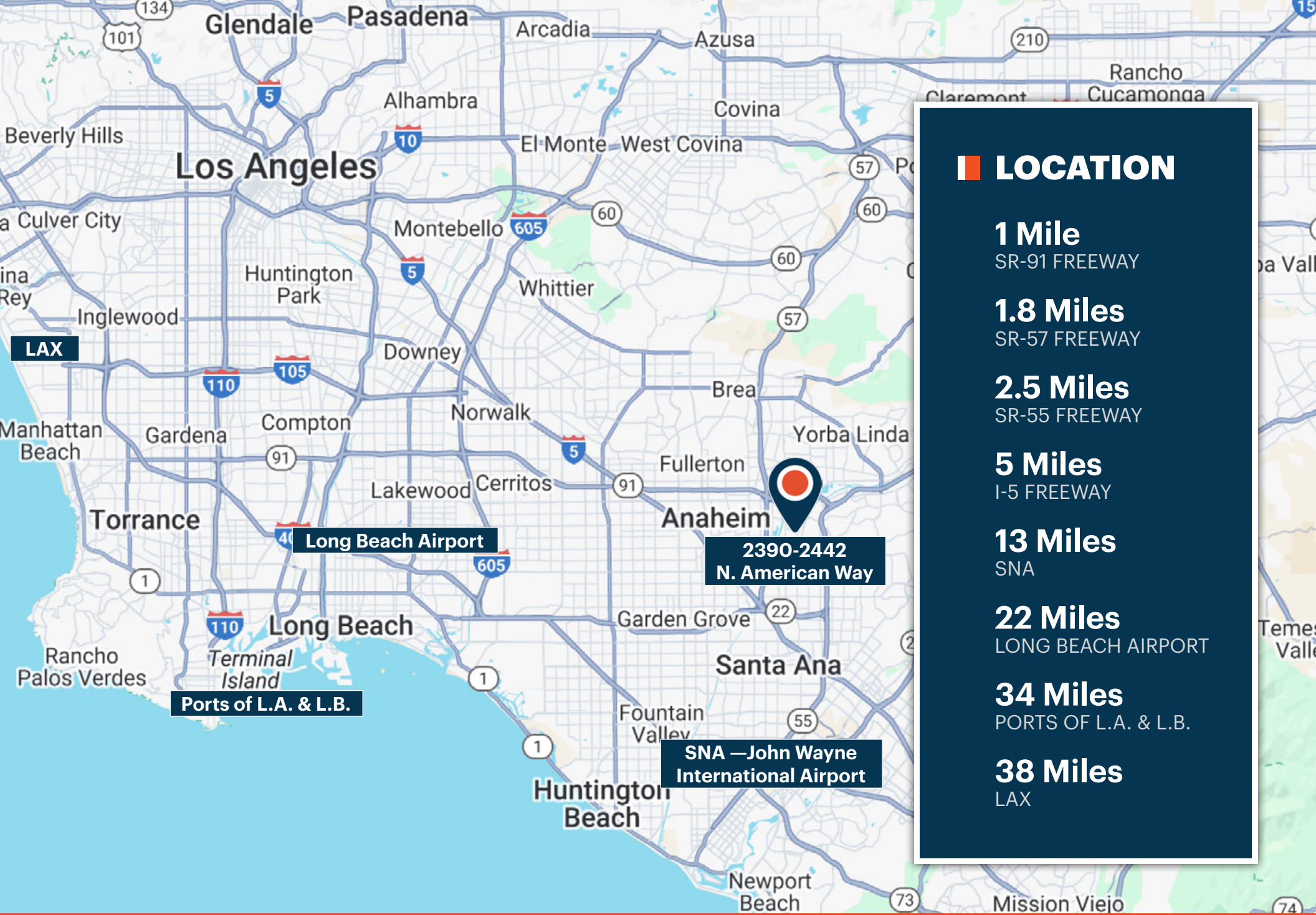






2390-2442 N. AMERICAN WAY





## LOCATION

**1 Mile**  
SR-91 FREEWAY

**1.8 Miles**  
SR-57 FREEWAY

**2.5 Miles**  
SR-55 FREEWAY

**5 Miles**  
I-5 FREEWAY

**13 Miles**  
SNA

**22 Miles**  
LONG BEACH AIRPORT

**34 Miles**  
PORTS OF L.A. & L.B.

**38 Miles**  
LAX

**2390-2442  
N. American Way**

**Long Beach Airport**

**Ports of L.A. & L.B.**

**SNA — John Wayne  
International Airport**





**Rexford  
Industrial**

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