



51,998 SF AVAILABLE FOR LEASE

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

2390 N. AMERICAN WAY

Orange, CA | North Orange County



FEATURES

- LEED Gold certified
- M1 industrial zone
- 4 DH, 1 GL positions
- ESFR sprinkler K25.2 @ 25 PSI
- 2,000 amps 277/480 volt 3ph4w (with a 3,000 amp transformer) (Tenant to verify)
- 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, CO₂ 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



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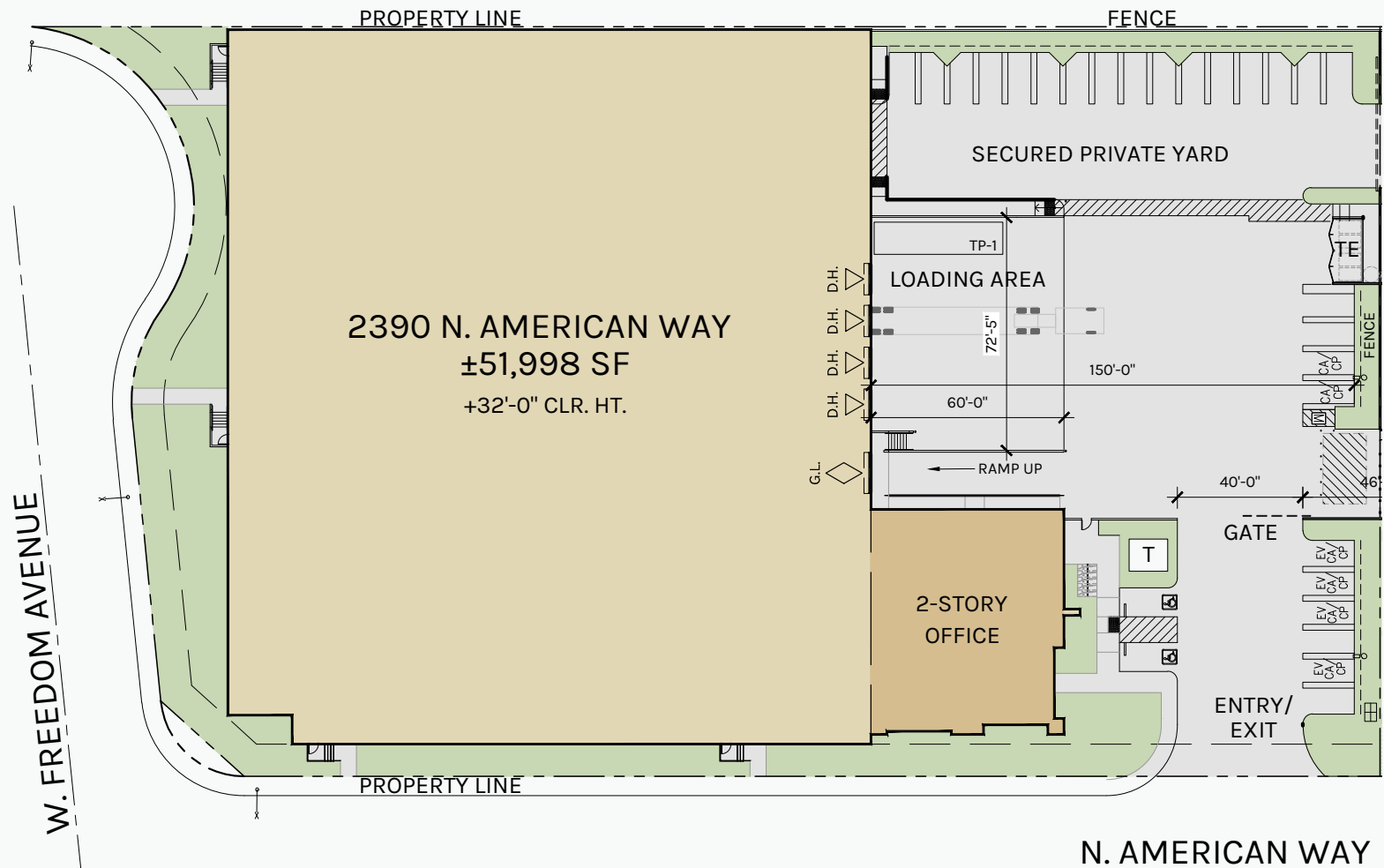


SITE PLAN

51,998 SF
BUILDING

88,591 SF
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.



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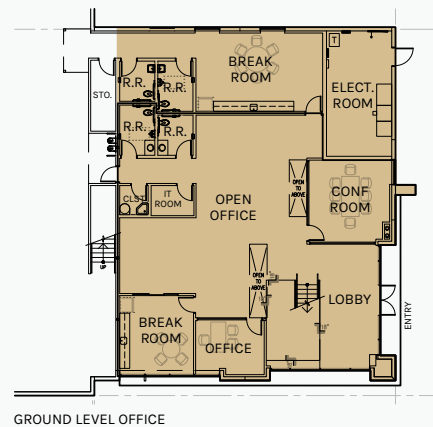
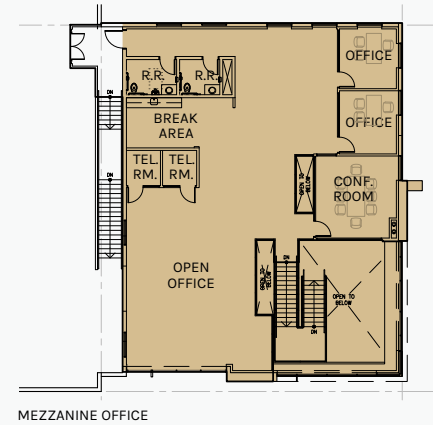
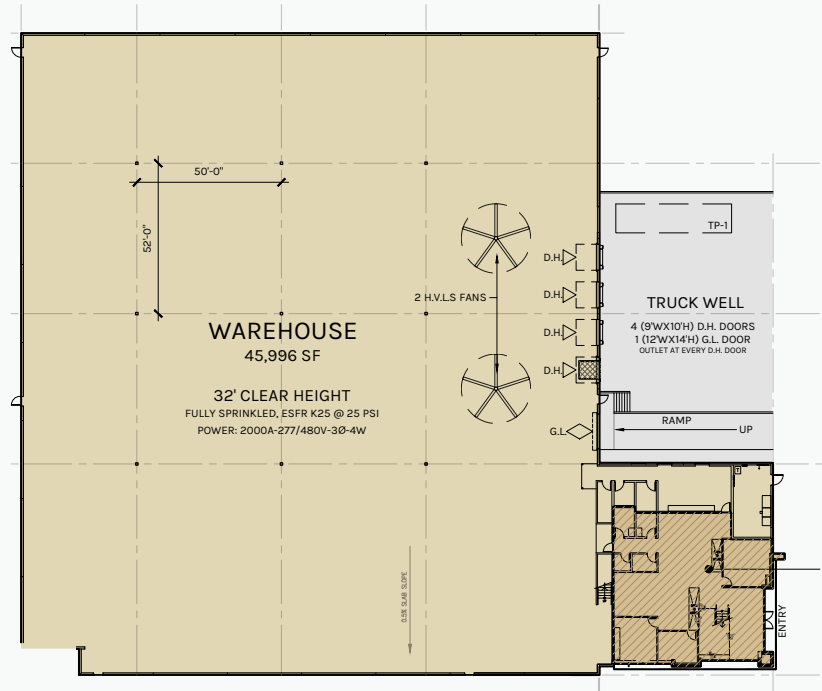


FLOOR PLAN

2,716 SF
FIRST FLOOR

3,286 SF
MEZZANINE

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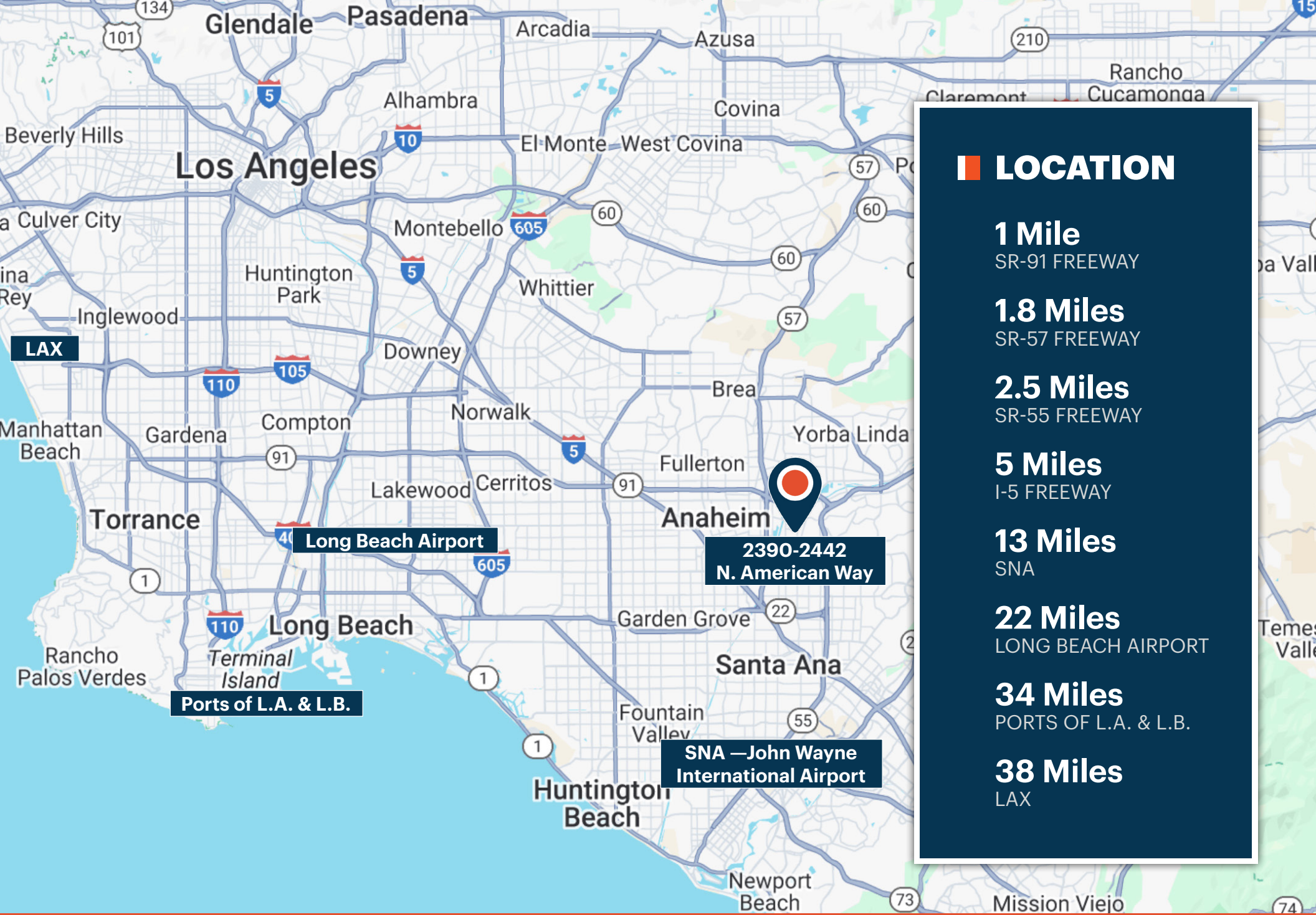
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LOCATION

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 N. American Way





**Rexford
Industrial**

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