



Brand New Construction | Large Yard / Extra Trailer Parking |  
High End, HQ Quality Offices | 36' Clear Height



# 219,242 SF AVAILABLE FOR LEASE

## 15010 DON JULIAN ROAD

ESTIMATED DELIVERY Q4 2025 | PREMIER WAREHOUSE DISTRIBUTION FACILITY

City of Industry, CA



**Rexford  
Industrial**





## Property Highlights

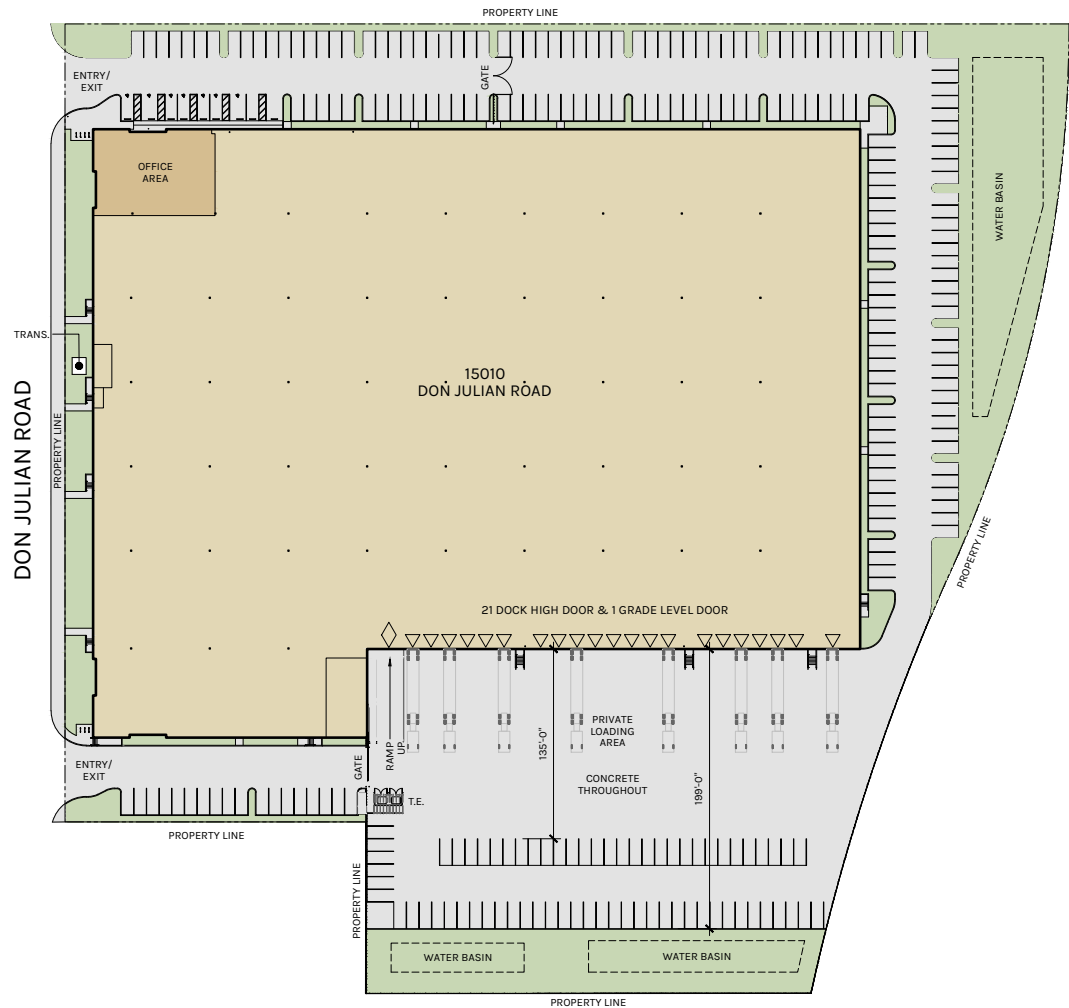
- 219,242 SF Building
- 11,396 SF Office Area
- 36' Clear Height
- 21 Dock High Doors
- 1 Grade Level Door
- Ten (10) 35K Lbs. Mechanical Dock Levelers
- Eleven (11) Edge of Dock Levelers
- 199' Truck Court
- 25 Trailer Parking Spaces
- 269 Auto Parking Spaces
- Fully Secured Concrete Yard
- EV Parking Available
- 4000 Amp Electrical Capacity
- ESFR Sprinkler System, K-25 Heads
- LED Warehouse Lighting

**WAREHOUSE**  
207,846 SF

**OFFICE**  
11,396 SF





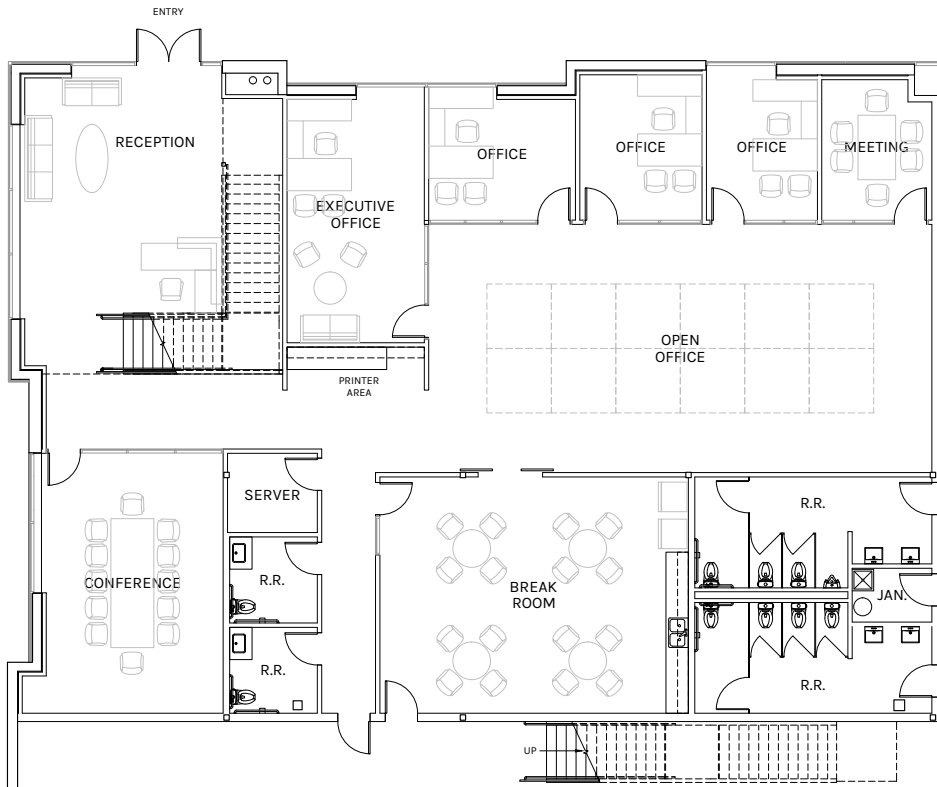


**WAREHOUSE**  
207,846 SF

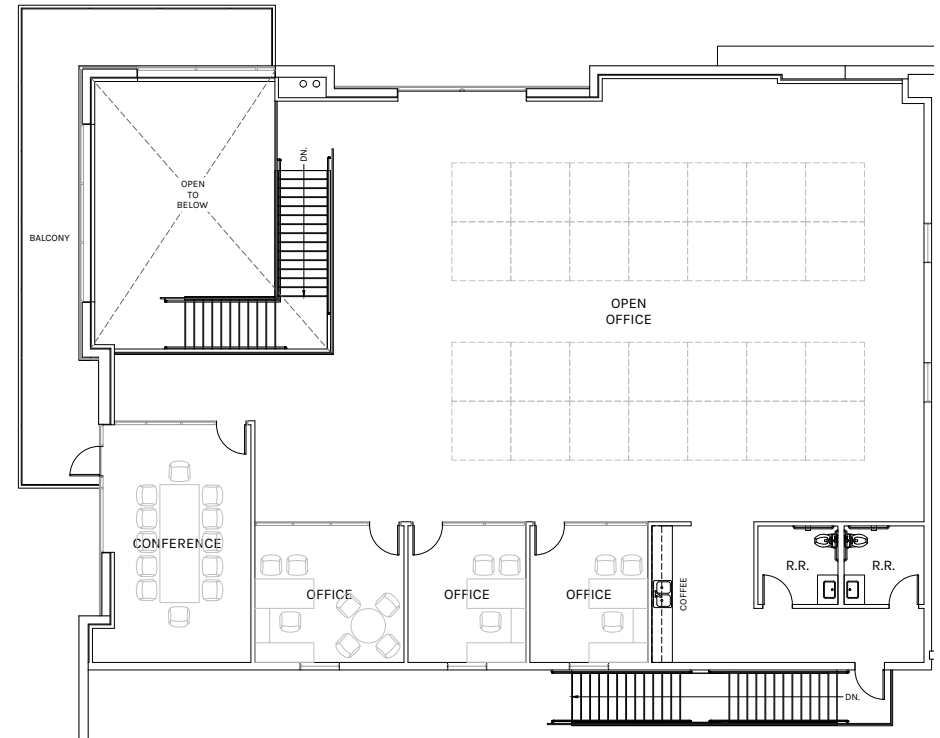
**OFFICE**  
11,396 SF

**TOTAL**  
219,242 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.



**1ST FLOOR**  
4,649 SF



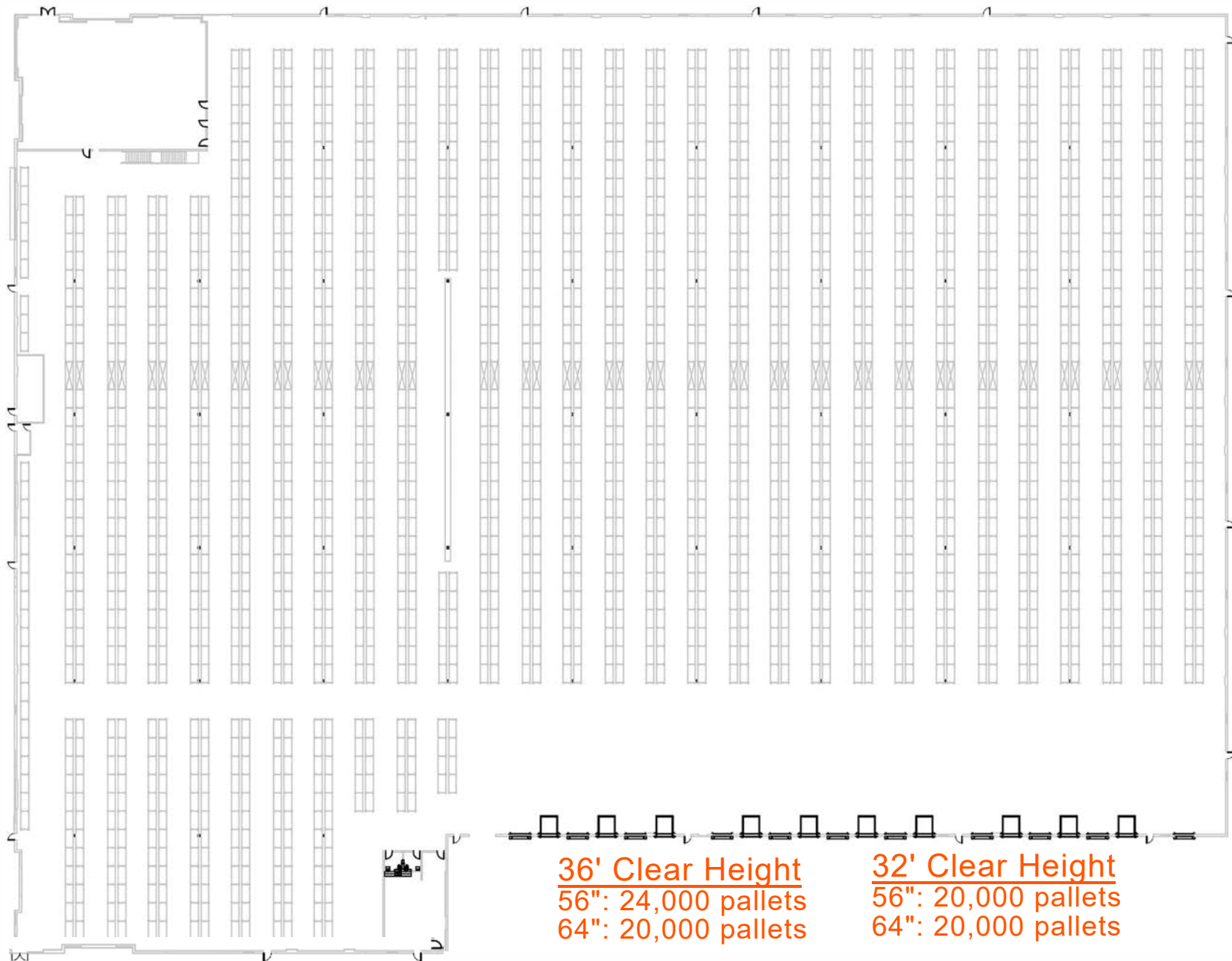
**2ND FLOOR**  
5,125 SF

**TOTAL**  
9,774 SF

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# Selective Racking Plan

15010 Don Julian Rd.



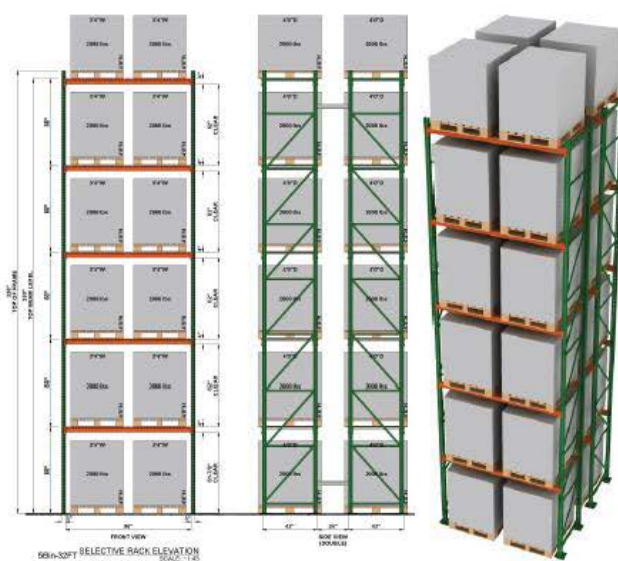
36' Clear Height  
56": 24,000 pallets  
64": 20,000 pallets

32' Clear Height  
56": 20,000 pallets  
64": 20,000 pallets

No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein and shall not be held responsible for any decisions made based on such information.

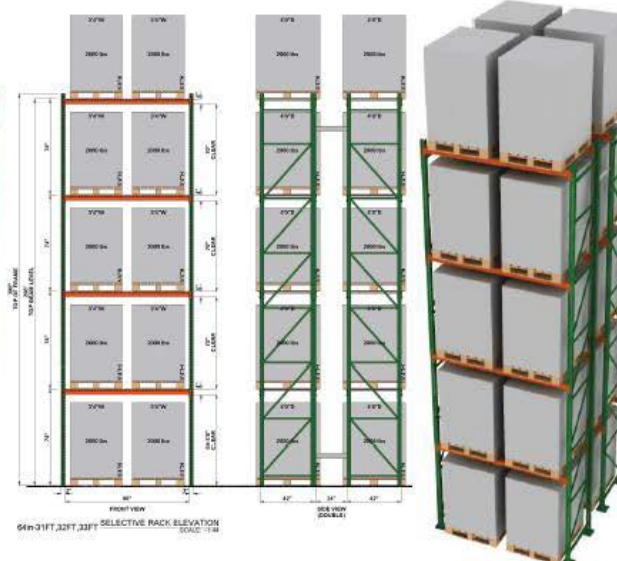
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**RAYMOND** | **WEST**  
INTRALOGISTICS SOLUTIONS



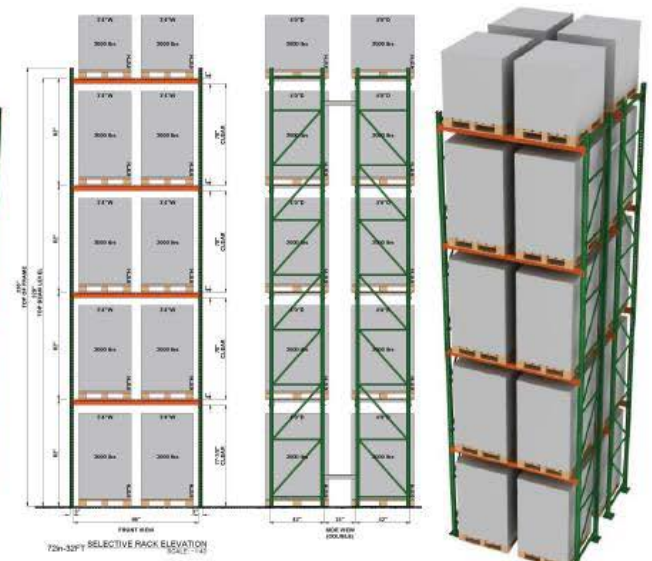
56in pallet with 48" pallet on top level only

- Approximately 7,841 pallet positions for 56in pallet & Approximately 1,603 pallet positions for 48in pallet
- Total of approximately 9,444



64in pallet

- Approximately 7,841 pallet positions for 64in pallet



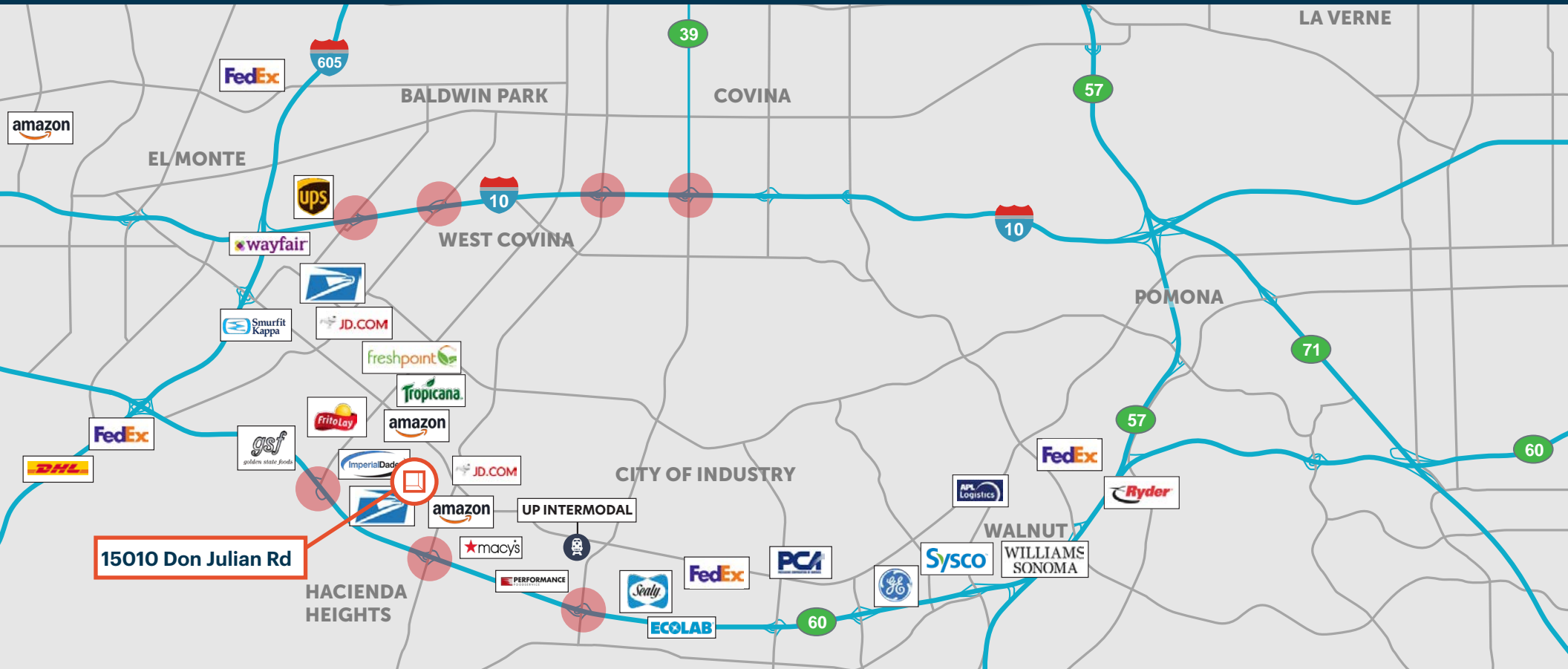
72in pallet with 48in pallet on top level only

- Approximately 6,238 pallet positions for 72in pallet & Approximately 1,603 pallet positions for 48in pallet
- Total of approximately 7,841

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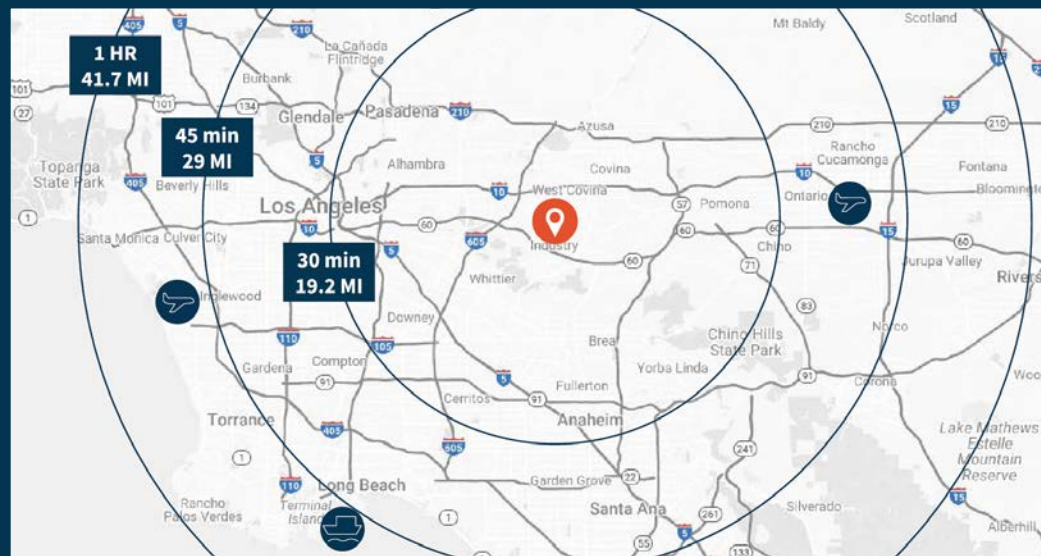
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Email: greg.hanoian@raymondwest.com

**RAYMOND WEST**  
INTRALOGISTICS SOLUTIONS



## Location Highlights

- Excellent West City of Industry location
- Direct access to 605, 60 & 10 Freeways
- ~32 miles to Ports of LA / Long Beach
- ~17 miles from Downtown Los Angeles
- ~4 miles to intermodal facility





**Rexford  
Industrial**

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