



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



219,690 SF AVAILABLE FOR LEASE

15010 DON JULIAN ROAD

ESTIMATED DELIVERY Q4 2025 | PREMIER WAREHOUSE DISTRIBUTION FACILITY

City of Industry, CA



**Rexford
Industrial**





Property Highlights

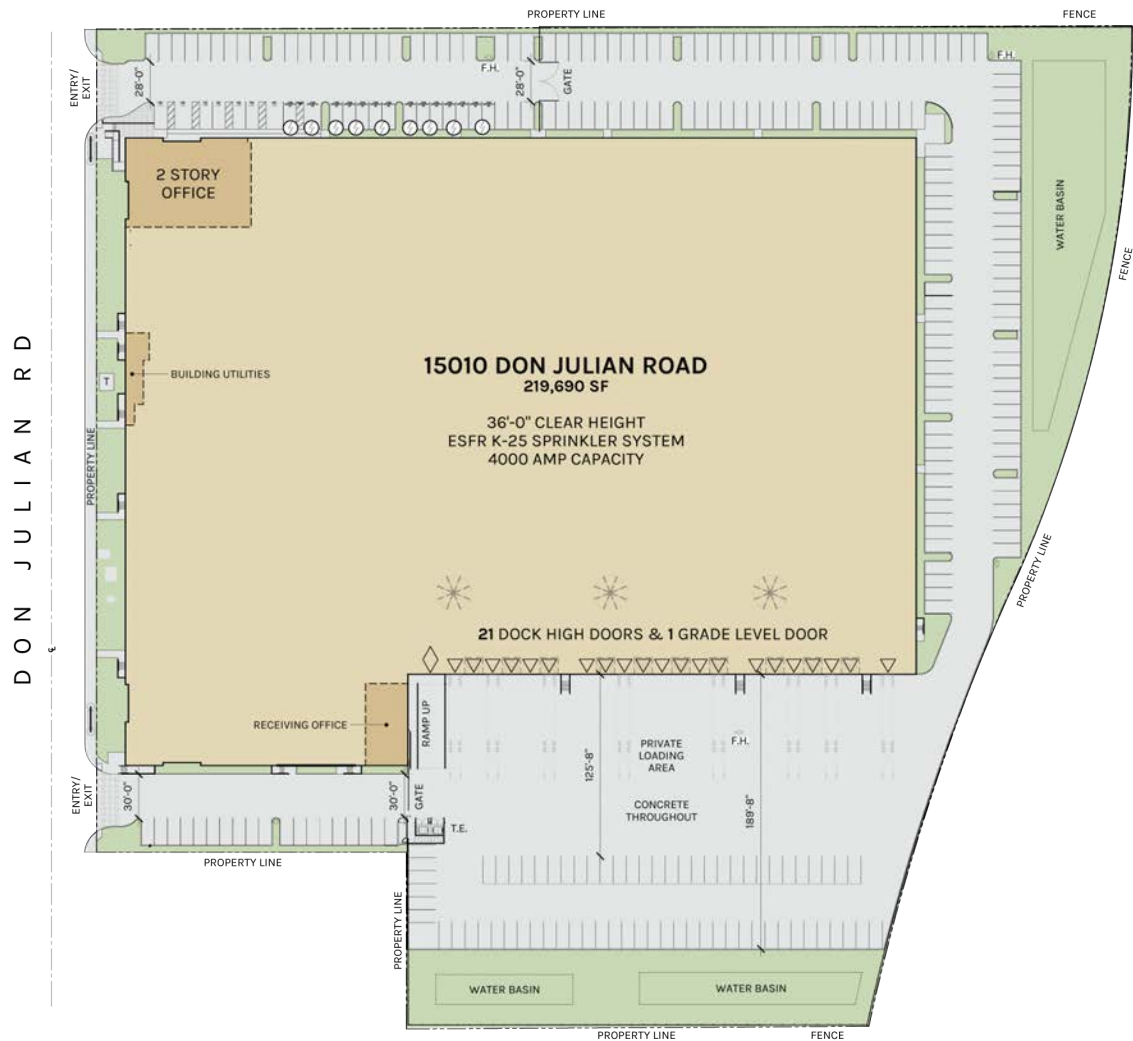
- 219,690 SF Building
- 11,384 SF Office Area
- 36' Clear Height
- 21 Dock High Doors
- 1 Grade Level Door
- Ten (10) 35K Lbs. Mechanical Dock Levelers
- Eleven (11) Edge of Dock Levelers
- Warehouse Slab: 7" thick, 4,000 PSI
- 25 Trailer Parking Spaces
- 270 Auto Parking Spaces
- 189' Concrete Yard
- 14 EV Auto Charging Stalls (40 Future)
- 4000 Amp Electrical Capacity
- ESFR Sprinkler System, K-25 Heads
- LED Warehouse Lighting
- Rooftop Solar System: 241 kW

WAREHOUSE
208,306 SF

OFFICE
11,384 SF





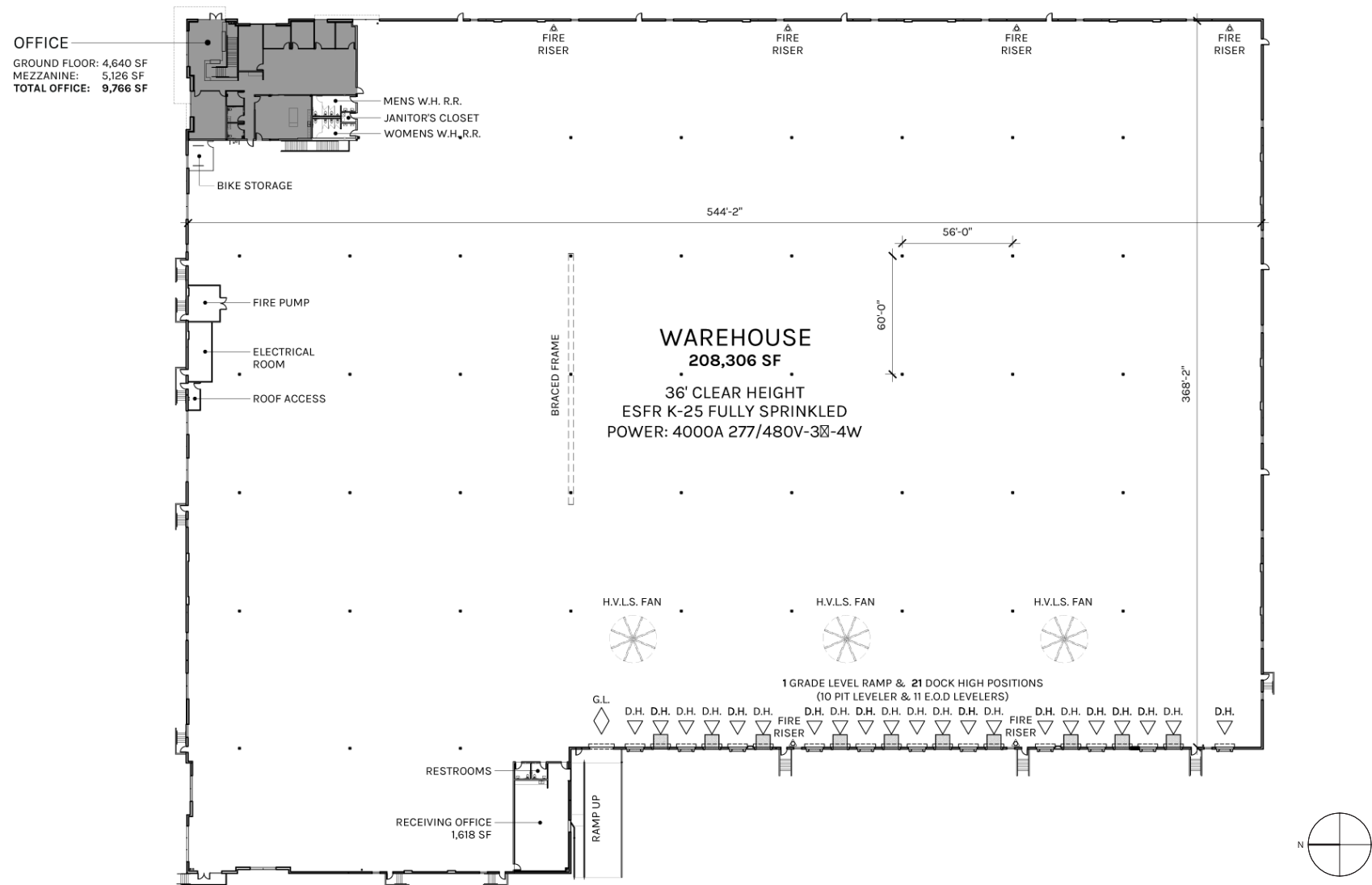


WAREHOUSE
208,306 SF

OFFICE
11,384 SF

TOTAL
219,690 SF

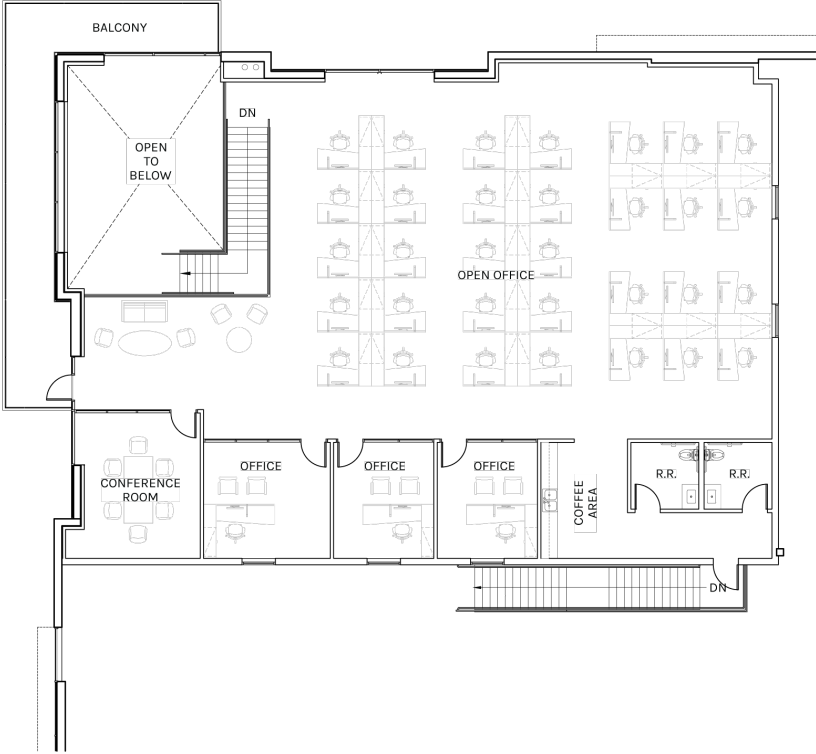
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.





GROUND FLOOR OFFICE
4,640 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.



MEZZANINE OFFICE
5,126 SF

RECEIVING OFFICE
1,618 SF

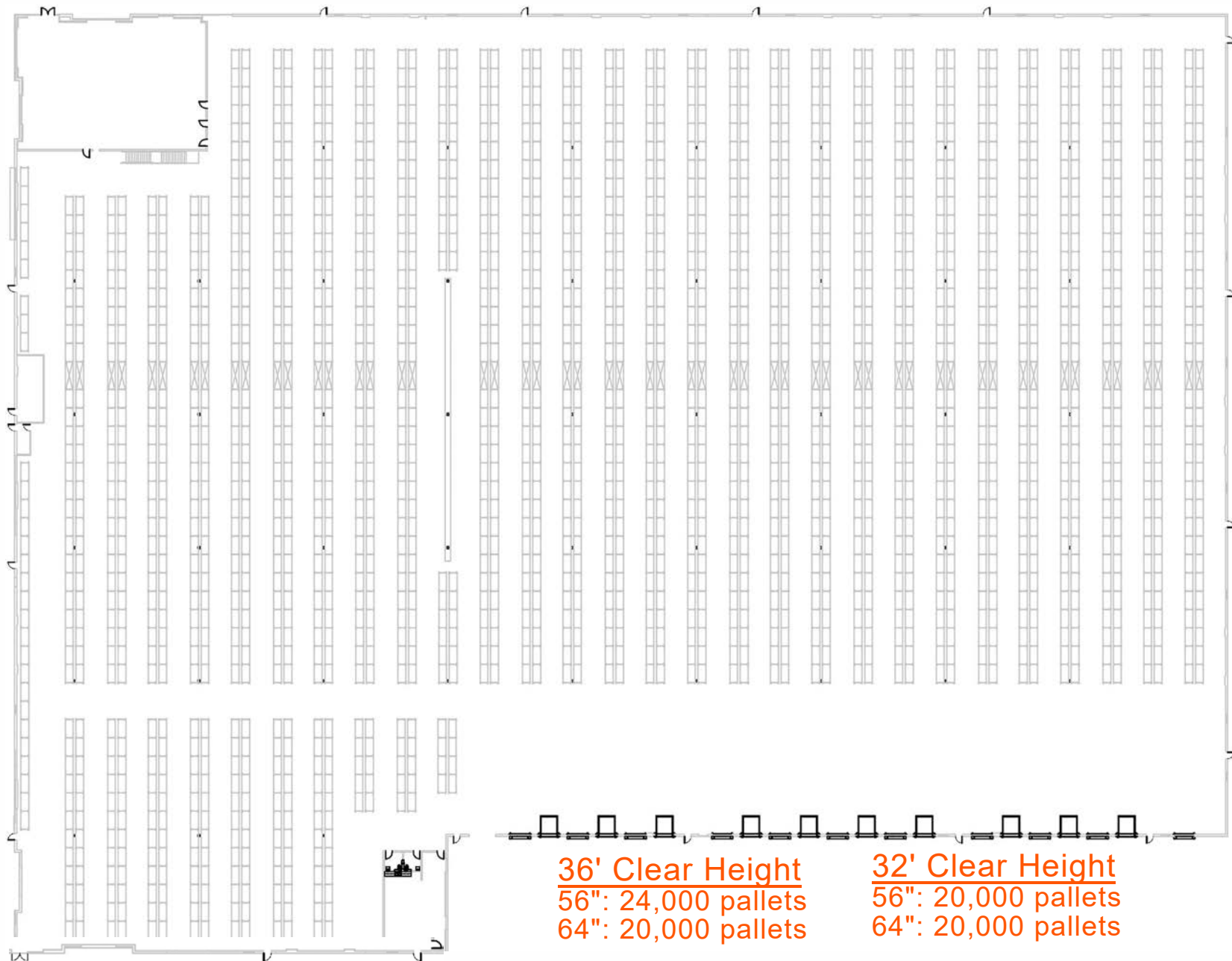
GROUND FLOOR
4,640 SF

MEZZANINE OFFICE
5,126 SF

TOTAL
11,384 SF

Conceptual Racking Plan

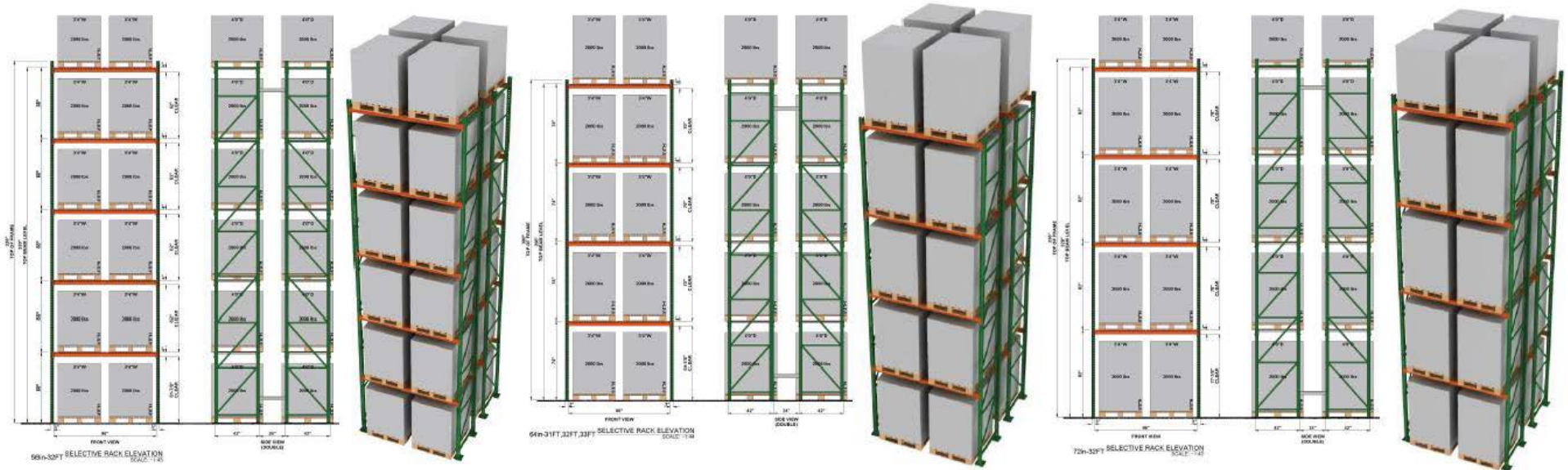
15010 Don Julian Rd.



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.

Contact: Greg Hanoian
Phone: 562.447.5891
Email: greg.hanoian@raymondwest.com

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

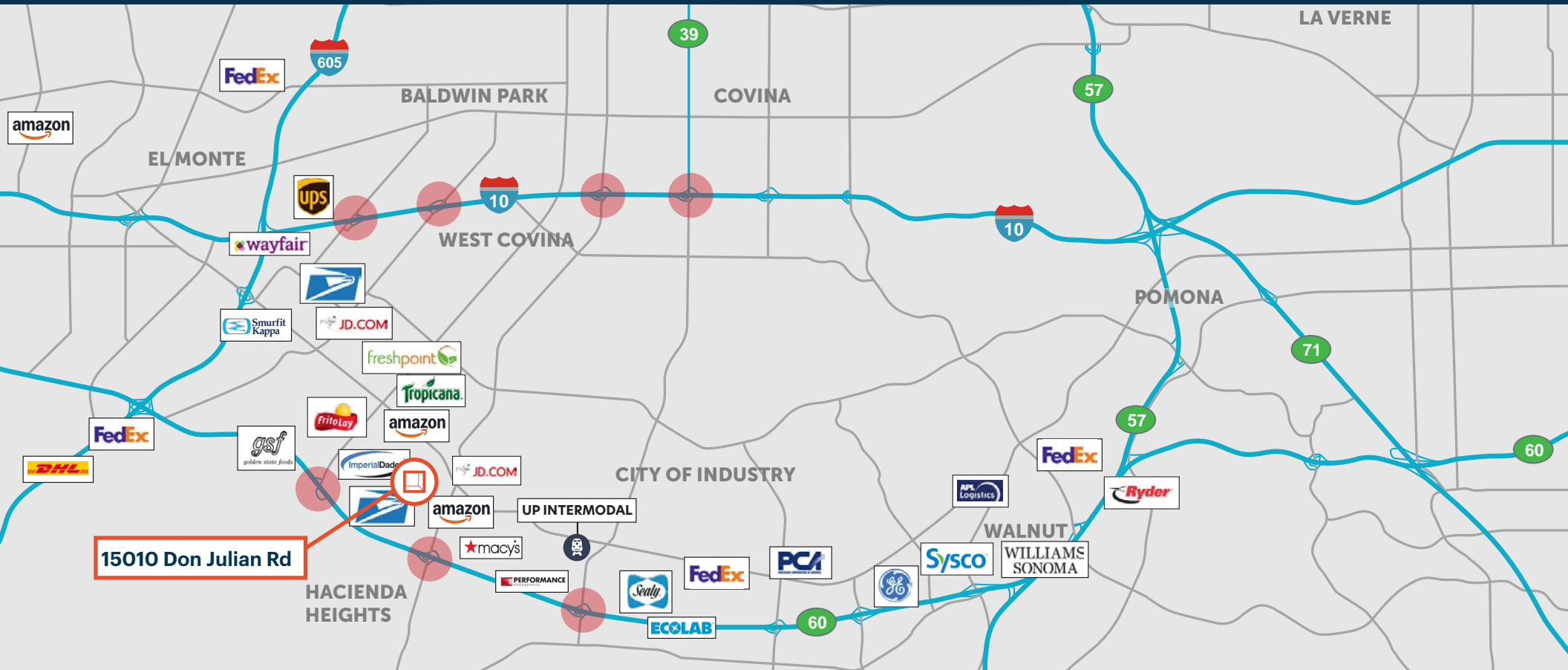
72in pallet with 48in pallet on top level only

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

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.

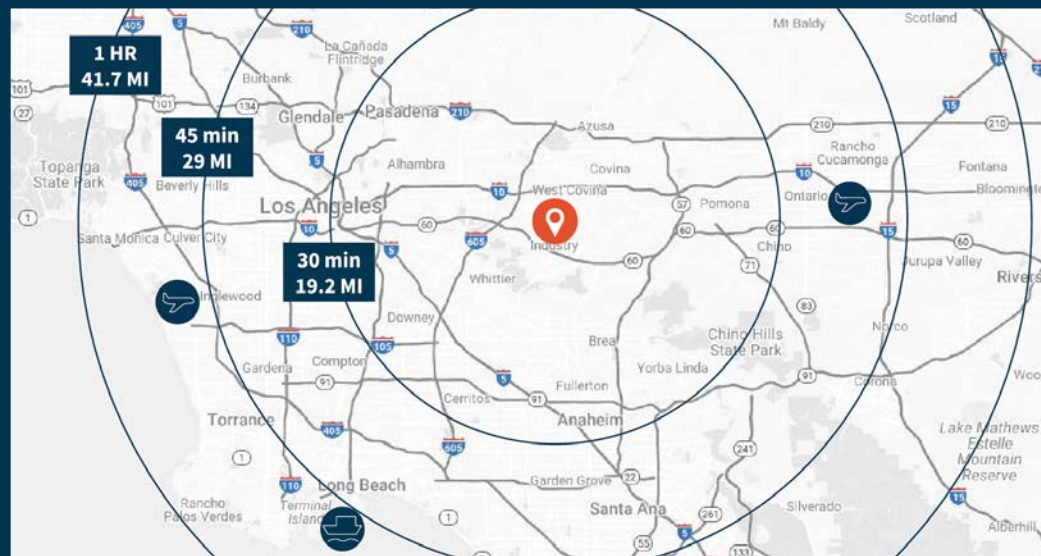
Contact: Greg Hanoian
Phone: 562.447.5891
Email: greg.hanoian@raymondwest.com

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**

Leasing Contacts

RUSTIN MORK
Senior Managing Director
213.239.6181
rustin.mork@jll.com
LIC # 01448642

DANNY REAUME
Senior Managing Director
213.239.6065
danny.reaume@jll.com
LIC # 01901656



515 South Flower Street, Suite 1300
Los Angeles, CA 90071

jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 Jones Lang LaSalle IP, Inc. All rights reserved.