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

PREMIER WAREHOUSE DISTRIBUTION FACILITY

City of Industry, CA

Rexford Industrial

JLL®

Building

15010 Don Julian Rd.

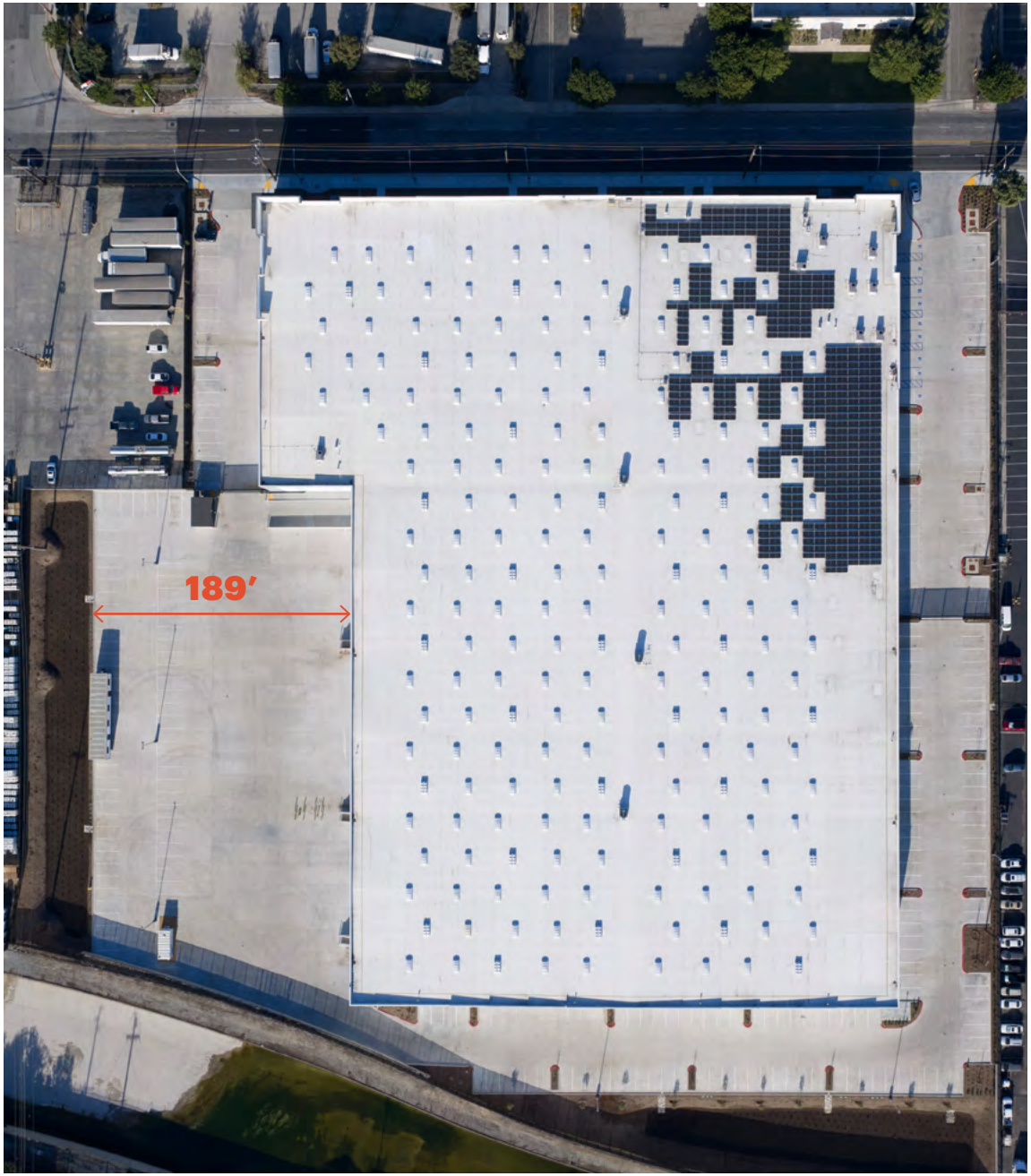
Property Highlights

- 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
- 270 Auto Parking Spaces
- 189′ Deep 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

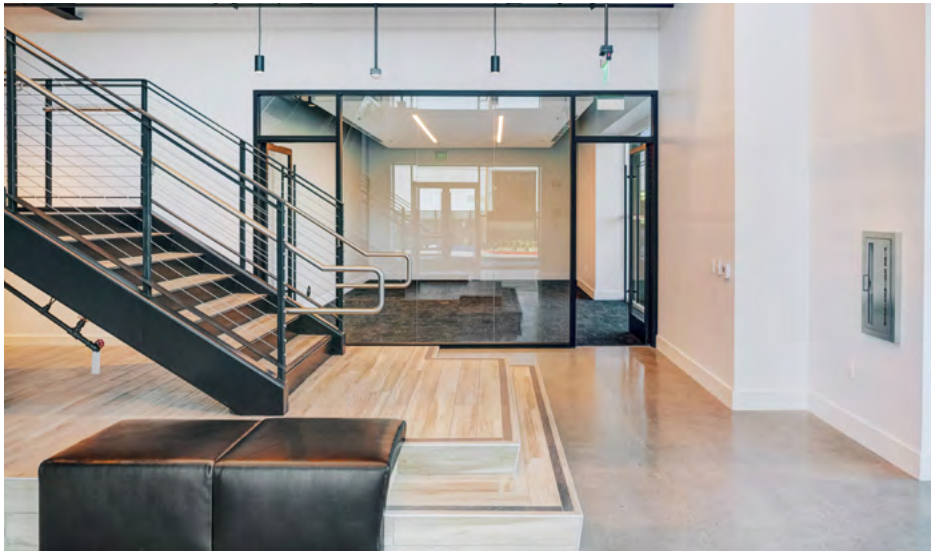
OFFICE
11,384 SF

Exterior



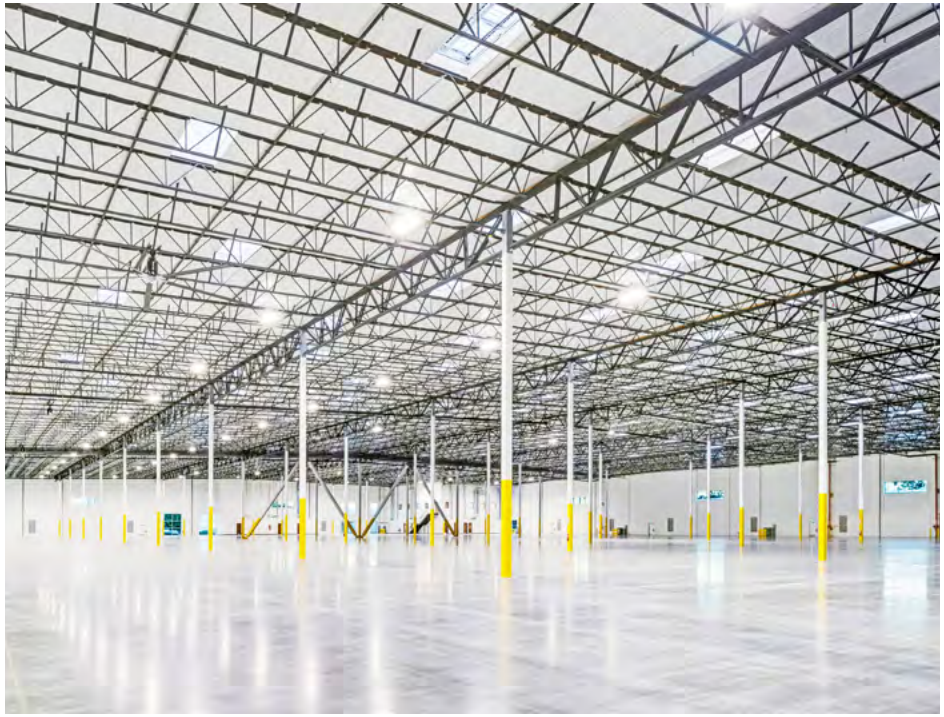
Office Interior

15010 Don Julian Rd.



Warehouse

15010 Don Julian Rd.



Site Plan

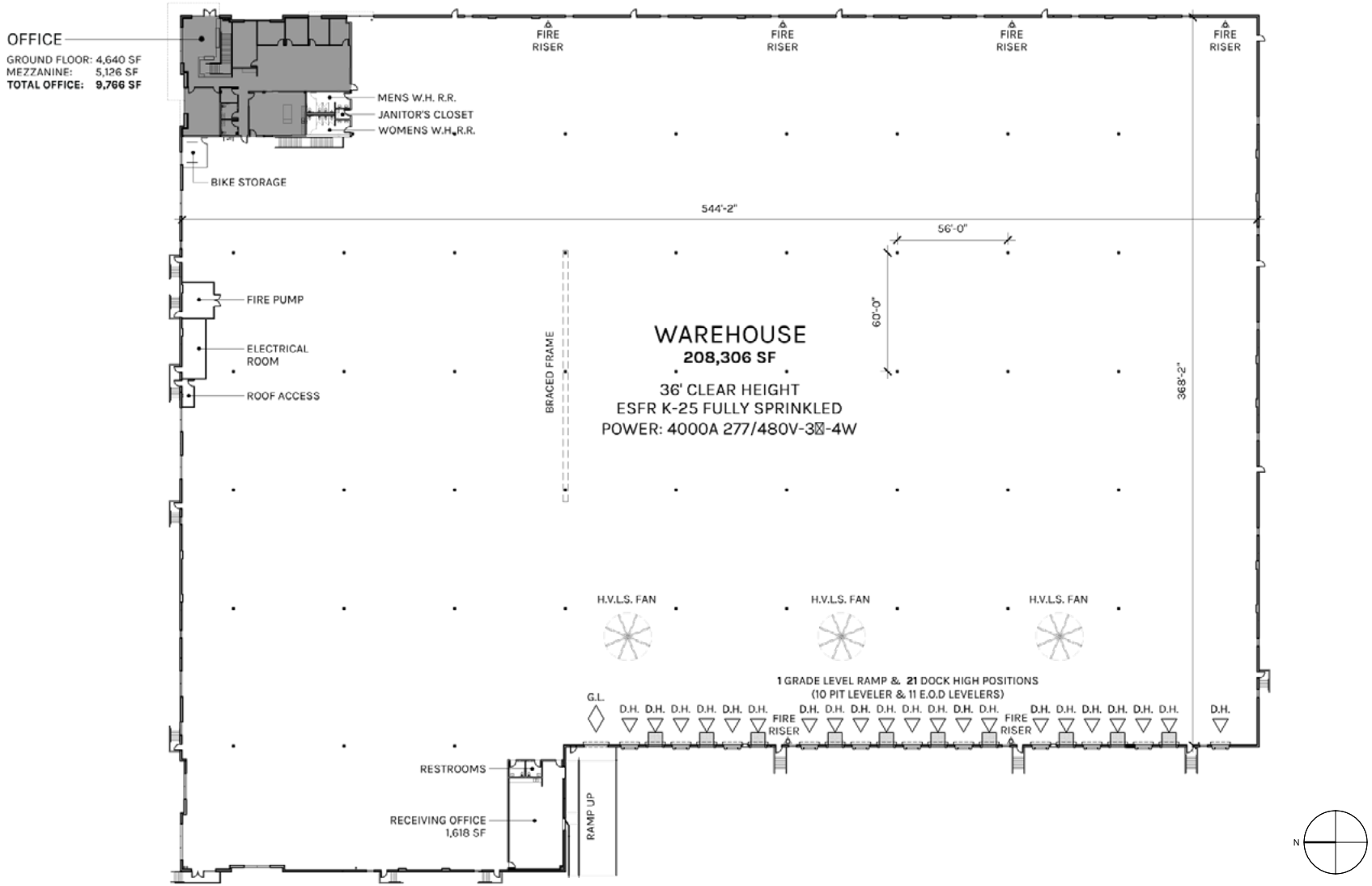
15010 Don Julian Rd.

WAREHOUSE	OFFICE	TOTAL
208,306 SF	11,384 SF	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.

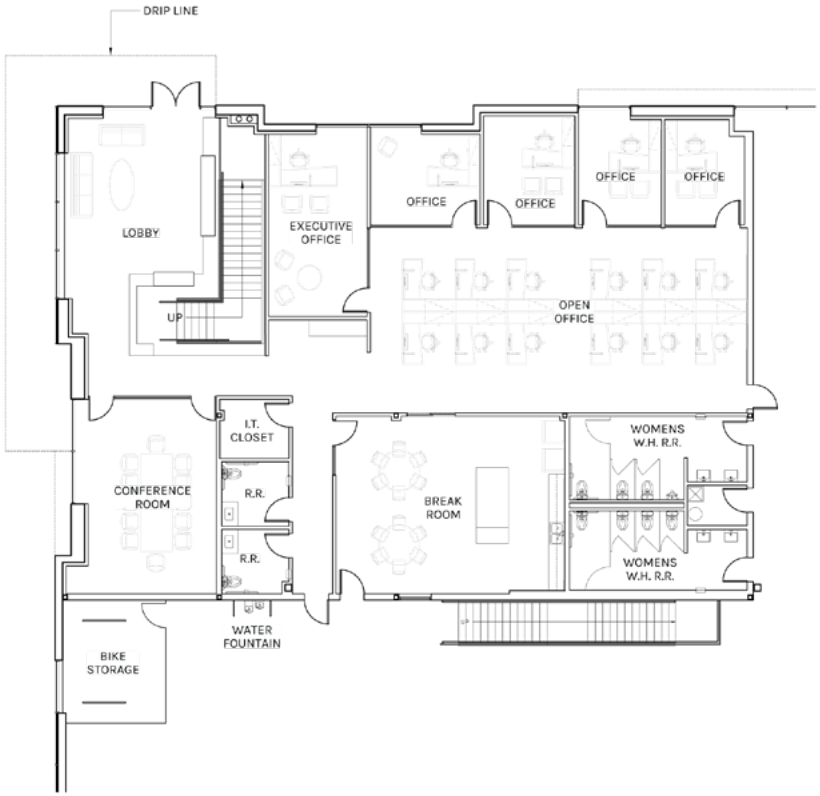
Site Plan

15010 Don Julian Rd.



Office Plan

15010 Don Julian Rd.



GROUND FLOOR OFFICE
4,640 SF

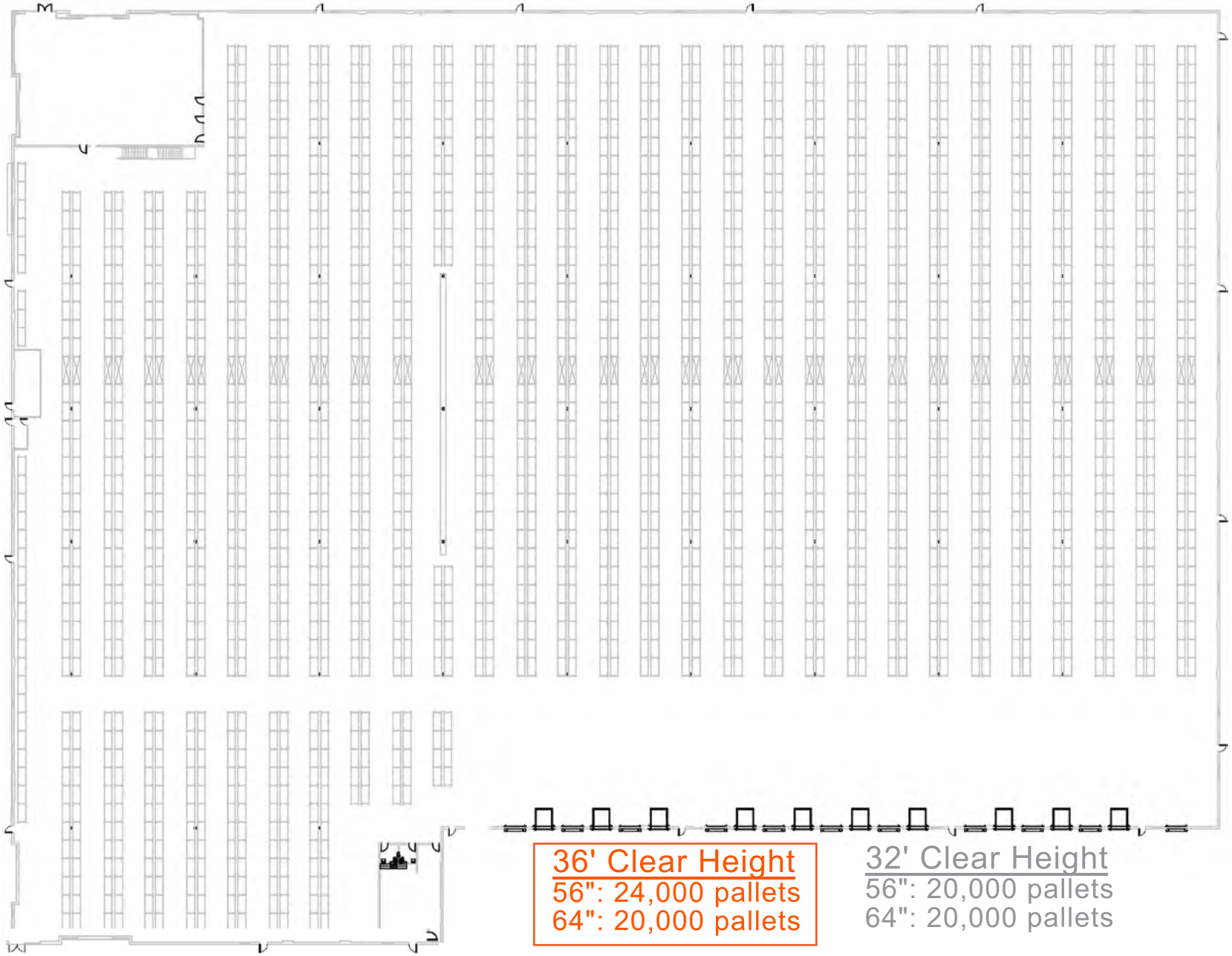
MEZZANINE OFFICE
5,126 SF

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.

RECEIVING OFFICE	GROUND FLOOR	MEZZANINE OFFICE	TOTAL
1,618 SF	4,640 SF	5,126 SF	11,384 SF

Conceptual Racking Plan

15010 Don Julian Rd.



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

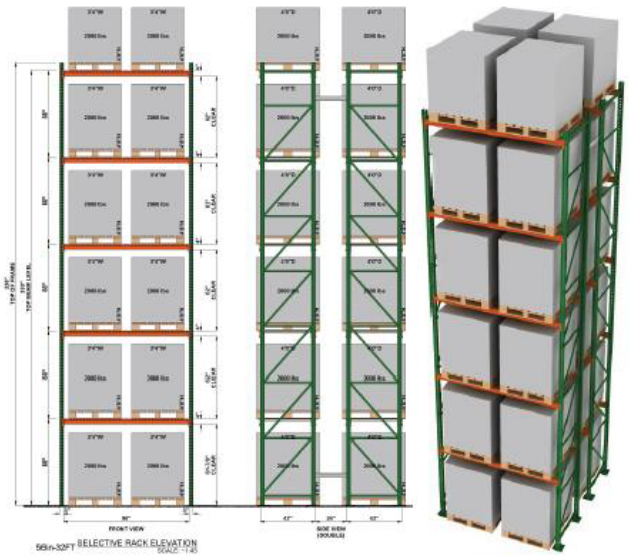
32' Clear Height
56": 20,000 pallets
64": 20,000 pallets

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.

Racking Layout provide by: RAYMOND | WEST INTRALOGISTICS SOLUTIONS

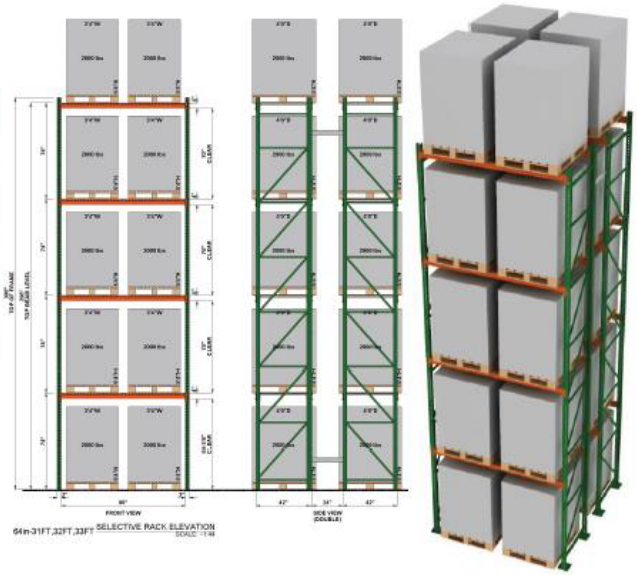
Conceptual Racking Plan

15010 Don Julian Rd.



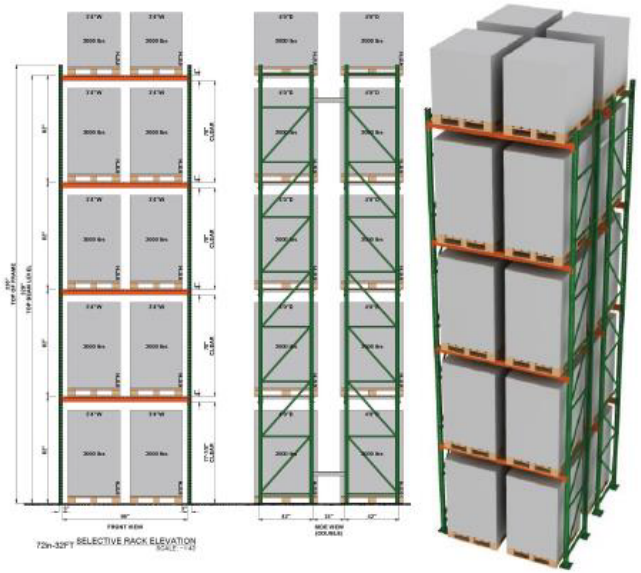
56in pallet with 48" pallet on top level only

- 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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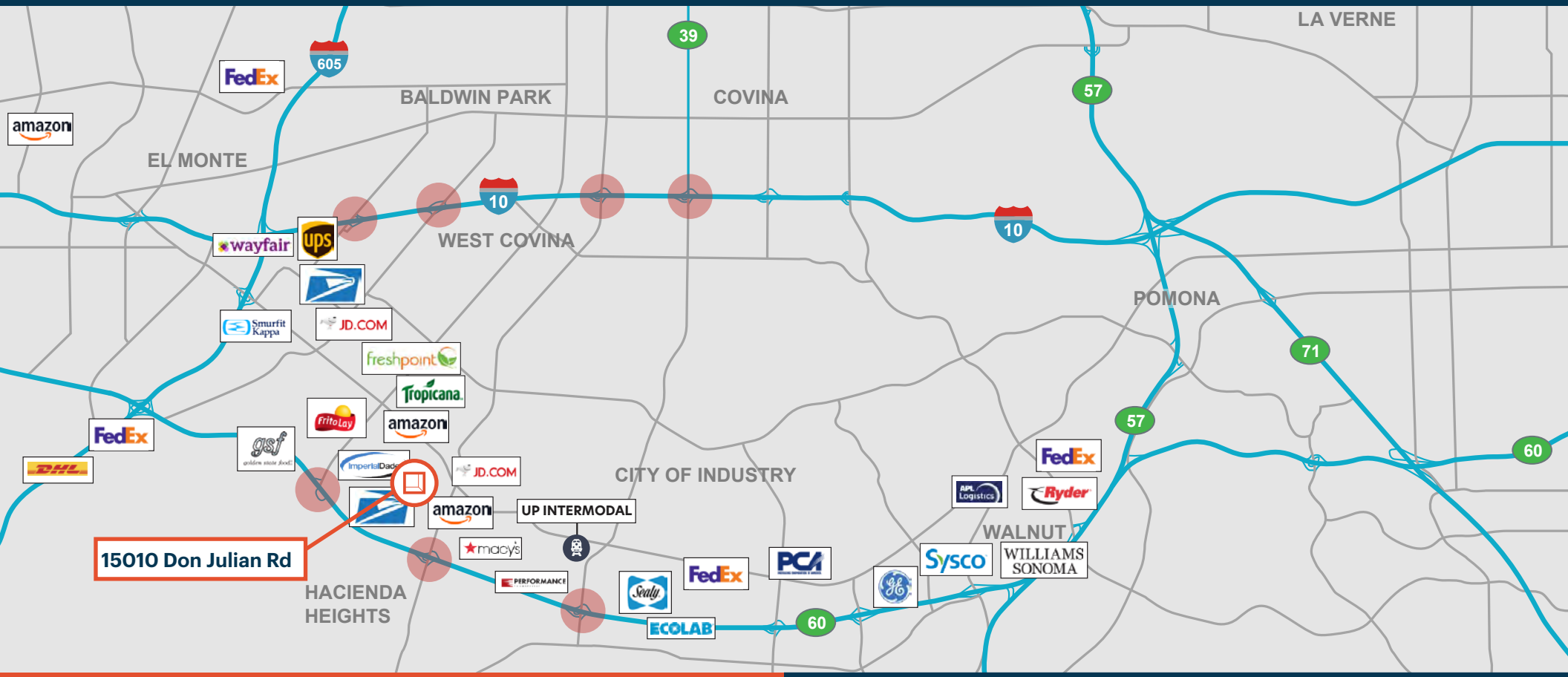
Racking Layout provide by: RAYMOND | WEST INTRALOGISTICS SOLUTIONS

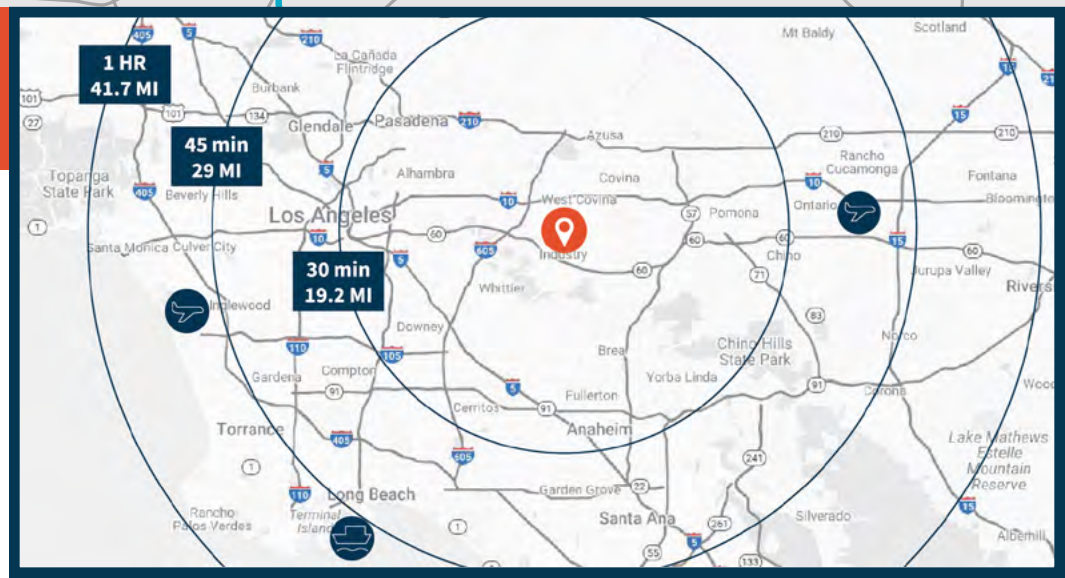
Location

15010 Don Julian Rd.



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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