

BRAND NEW CONSTRUCTION
12 DOCK HIGH DOORS
AMPLE POWER



11234 Rush Street, South El Monte, CA

AVAILABLE UNITS FROM 21,824 SF - 101,322 SF

HIGH IMAGE, 36' CLEAR INDUSTRIAL BUILDING

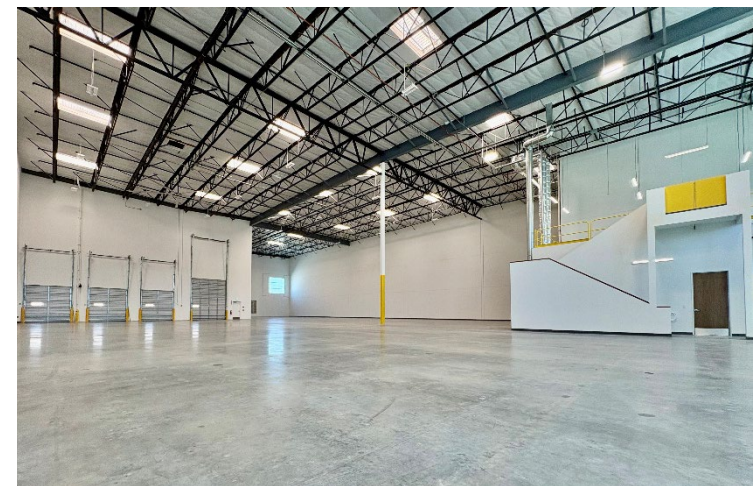
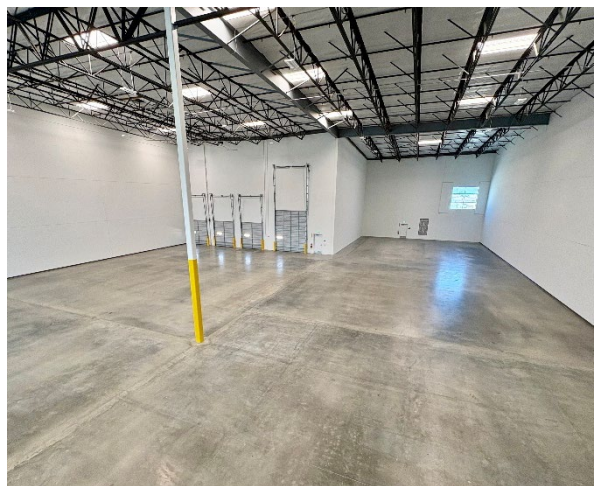
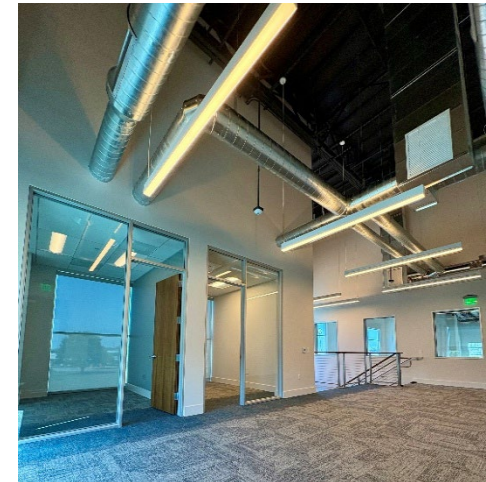
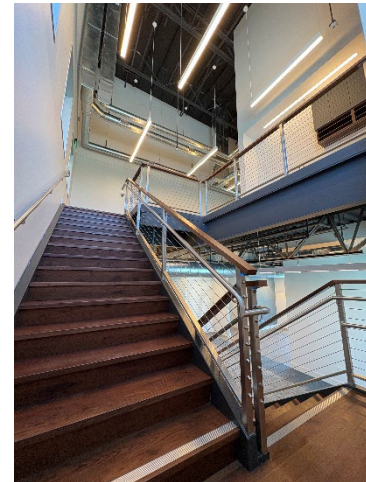
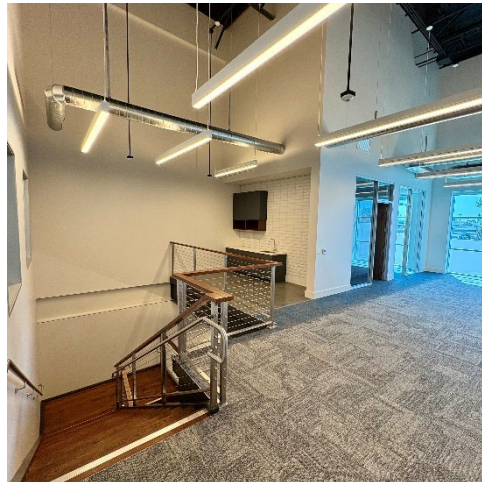


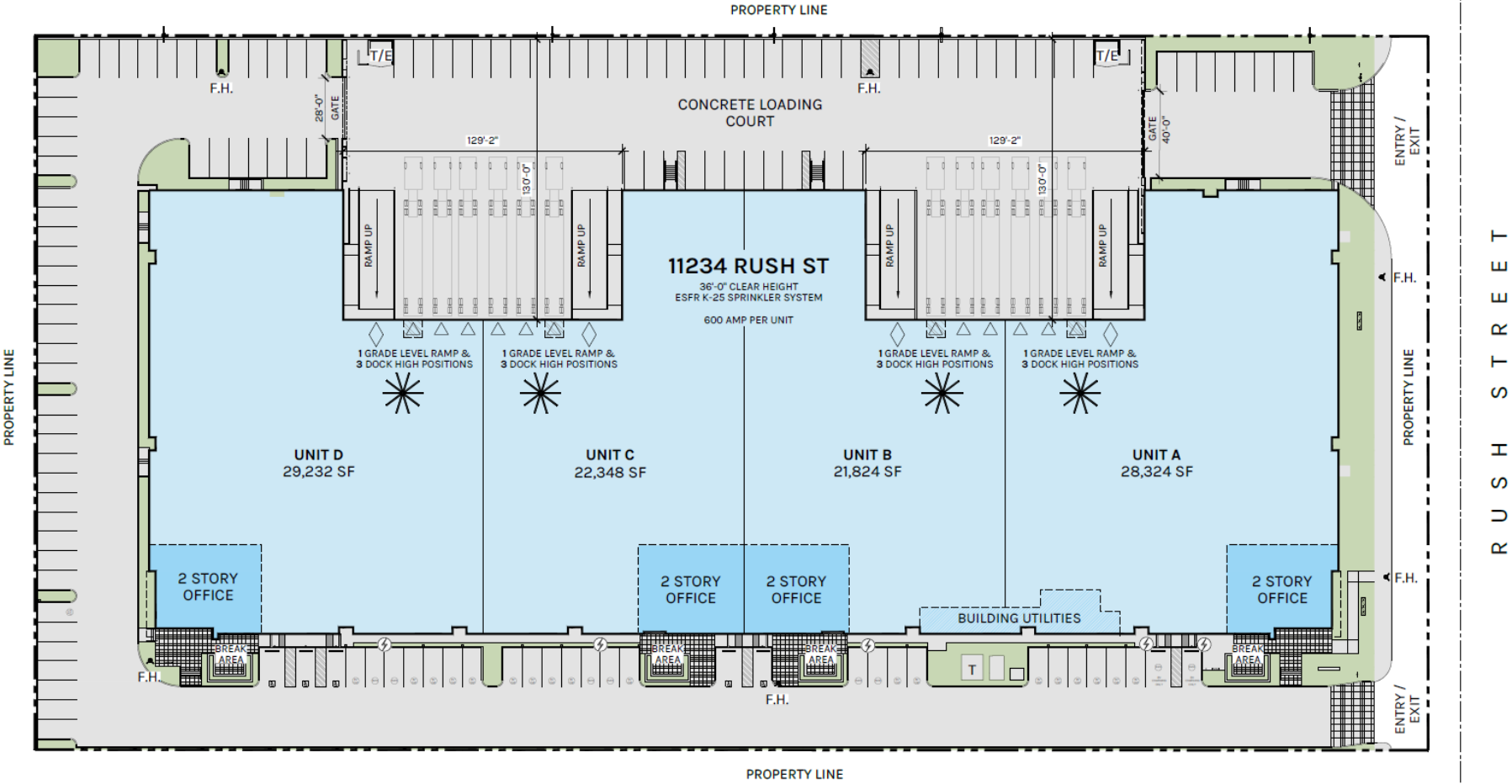
Property Highlights

11234 Rush St
South El Monte, CA



- Brand New 4-Unit Industrial Building
- Available Sizes from $\pm 21,824$ SF to $\pm 101,322$ SF
- 36' Clear Height
- ESFR Sprinkler System (K-25)
- Concrete Yard
- Each Unit Includes:
 - 3 Dock High Doors and 1 Ground Level Door
 - 1 Pit Leveler
 - 600 Amp, 277/480V Electrical Panel
 - High-Image 2-Story Offices ($\pm 2,578$ SF to $\pm 2,606$ SF)
- Rooftop Solar System (113 kW) & EV Auto Charging Stalls
- Warehouse Slab: 7" thick, 4,000 PSI
- Designed to LEED Gold Specifications
- Immediate Access to 60, 10, & 605 Freeways (Peck Rd / Durfee Ave)
- Central Location – Easy Access to DTLA, City of Industry, & LA/LB Ports





CURRENT AVAILABILITIES					
UNIT	SF	OFFICE	DH	GL	Available
A	±28,324 SF	±2,578 SF	3	1	Immediate
B	±21,824 SF	±2,606 SF	3	1	Immediate
C	±22,348 SF	±2,606 SF	3	1	Immediate
D	±29,232 SF	±2,578 SF	3	1	Immediate

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.

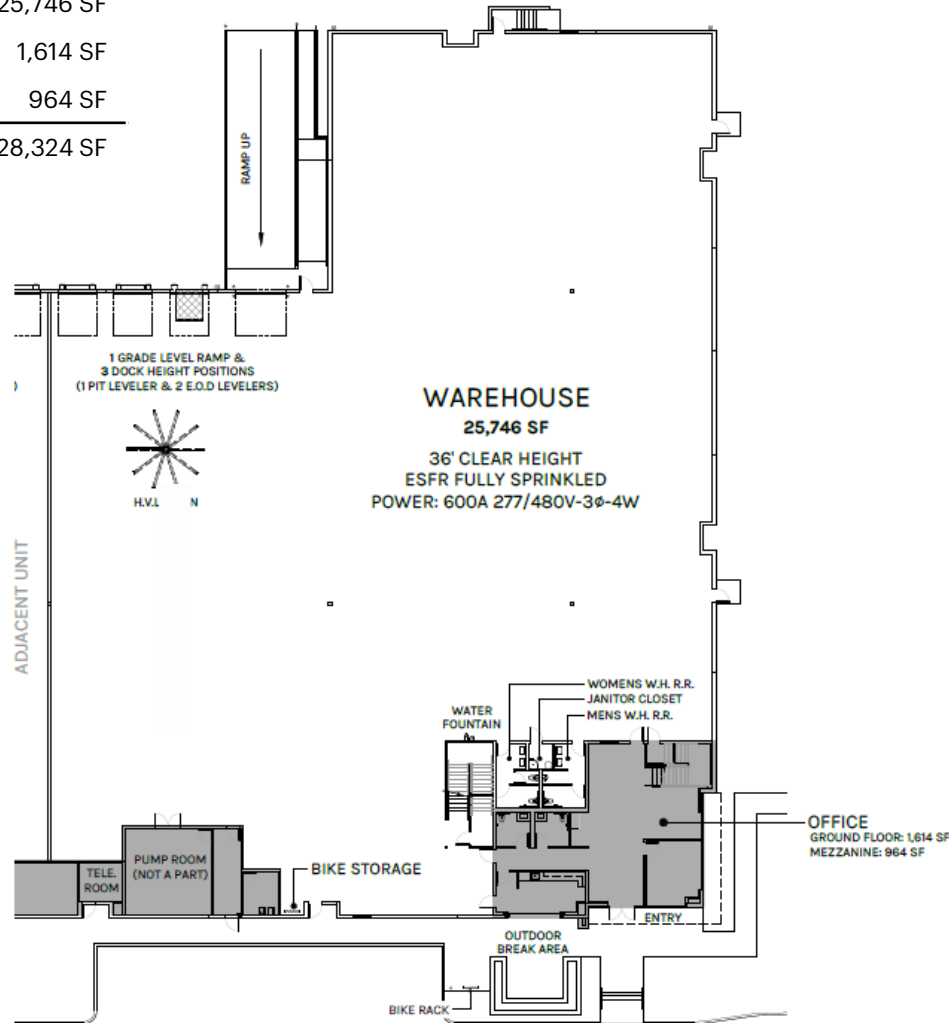
Unit A

28,324 SF Available For Lease

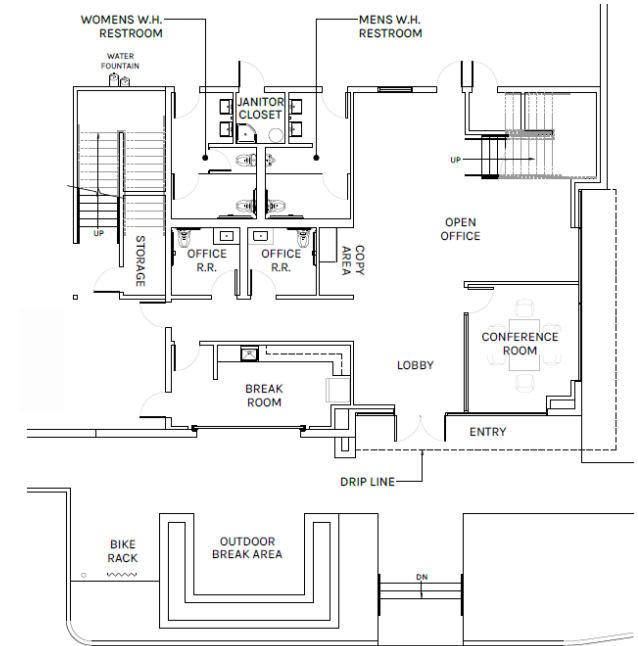
11234 Rush St
South El Monte, CA



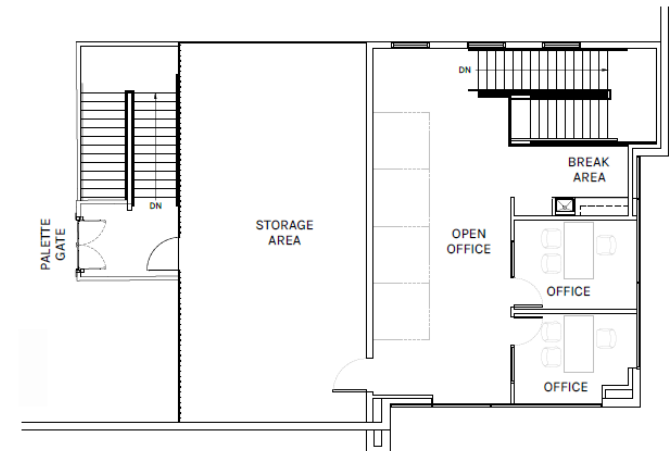
Warehouse:	25,746 SF
Ground Floor Office:	1,614 SF
Mezzanine Office:	964 SF
Total:	28,324 SF



Ground Floor Office



Mezzanine Office



Unit A Highlights

- 28,324 SF Unit
- 2,578 SF 2-Story Office Space
- 36' Minimum Clearance Height
- 3 Dock High Loading Doors
- 1 Ground Level Loading Door
- ESFR K-25 Fire Sprinkler System
- 600 Amps, 277/480V Electrical
- 34 Auto Parking Spaces
- 2 EV Parking Stalls
- Rooftop Solar System

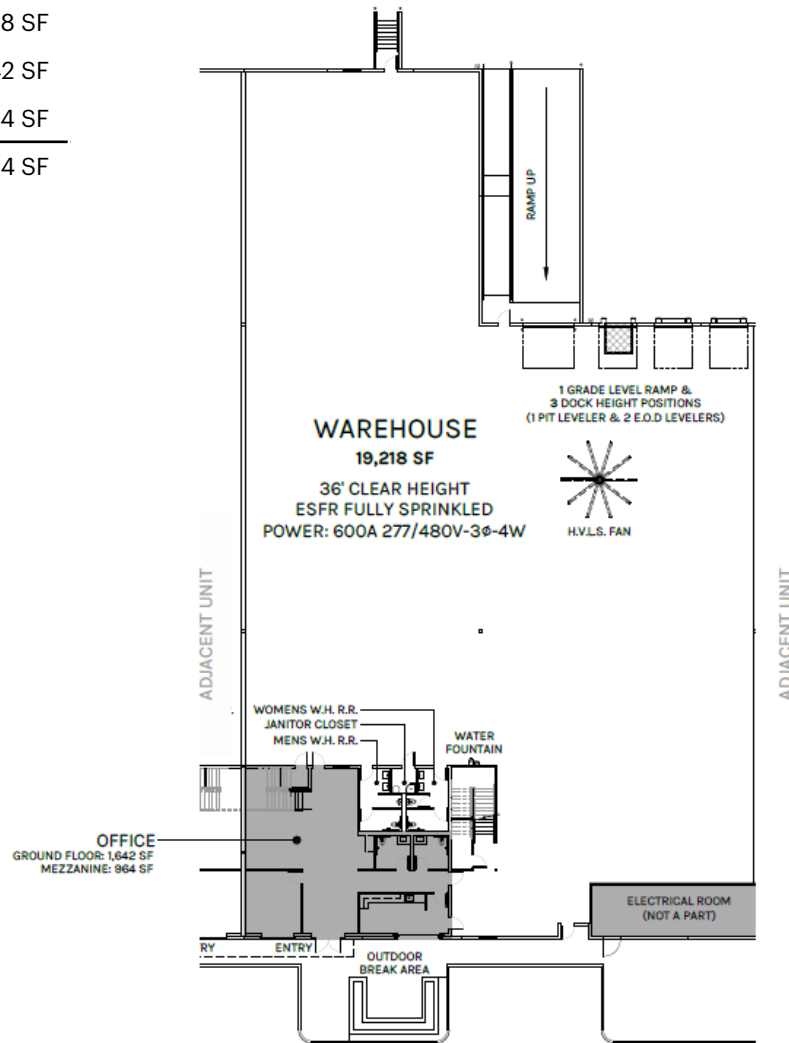
Unit B

21,824 SF Available For Lease

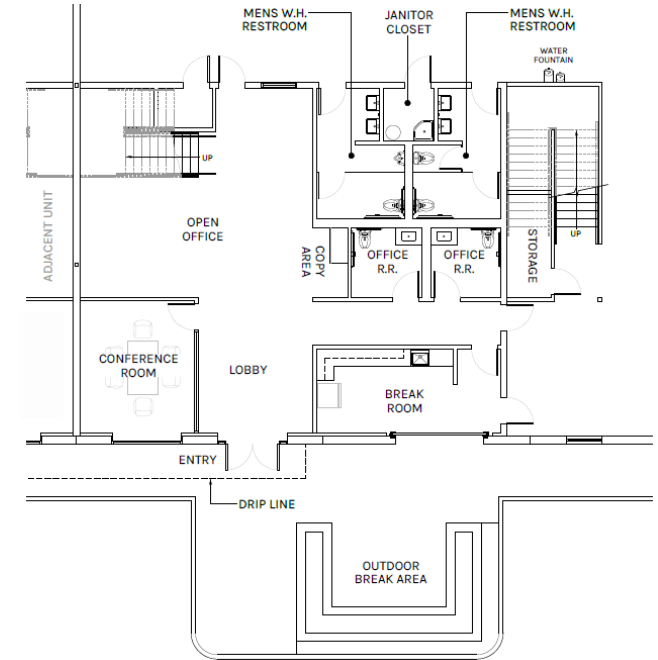
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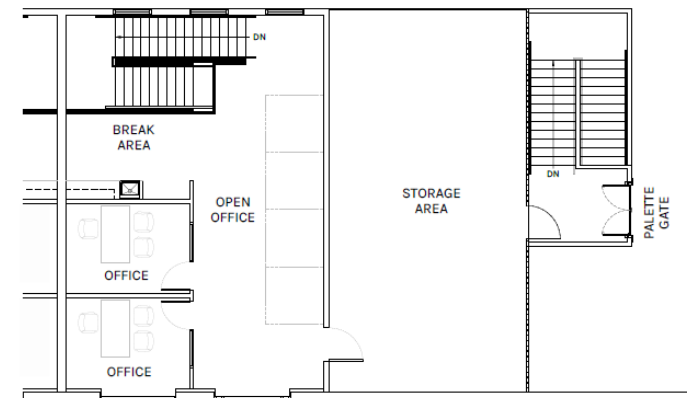
Warehouse:	19,218 SF
Ground Floor Office:	1,642 SF
Mezzanine Office:	964 SF
Total:	21,824 SF



Ground Floor Office



Mezzanine Office



Unit B Highlights

- 21,824 SF Unit
- 2,606 SF 2-Story Office Space
- 36' Minimum Clearance Height
- 3 Dock High Loading Doors
- 1 Ground Level Loading Door
- ESFR K-25 Fire Sprinkler System
- 600 Amps, 277/480V Electrical
- 33 Auto Parking Spaces
- 2 EV Parking Stalls
- Rooftop Solar System

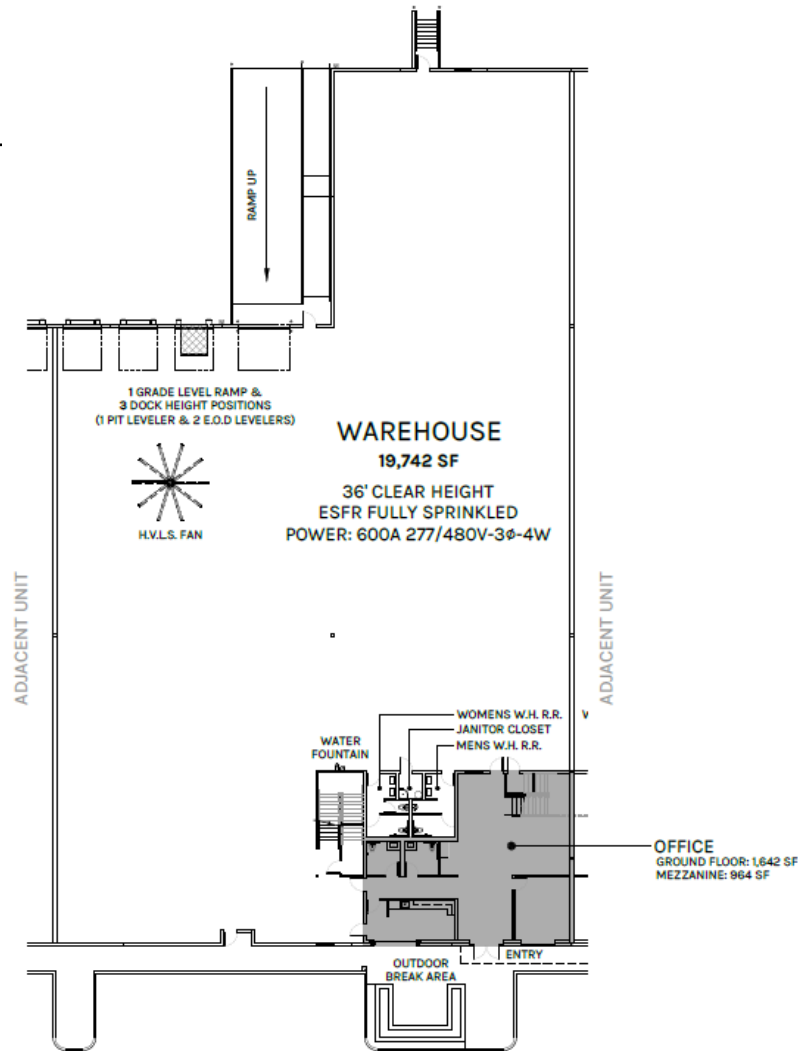
Unit C

22,348 SF Available For Lease

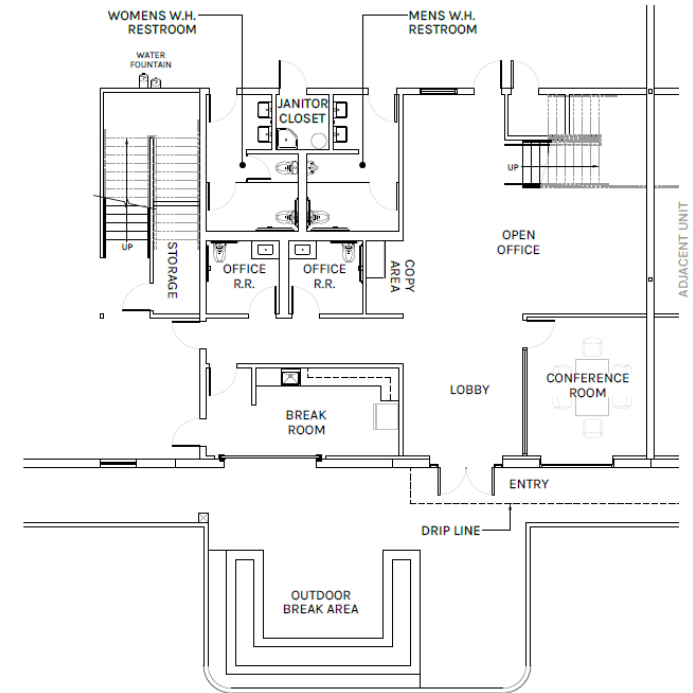
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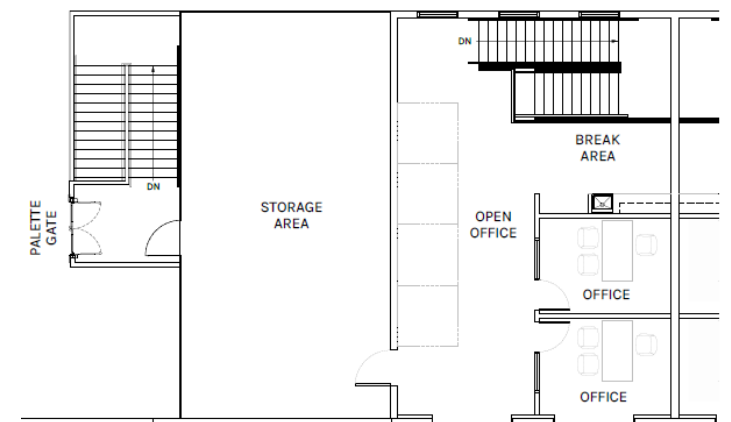
Warehouse:	19,742 SF
Ground Floor Office:	1,642 SF
Mezzanine Office:	964 SF
Total:	22,348 SF



Ground Floor Office



Mezzanine Office



Unit C Highlights

- 22,348 SF Unit
- 2,606 SF 2-Story Office Space
- 36' Minimum Clearance Height
- 3 Dock High Loading Doors
- 1 Ground Level Loading Door
- ESFR K-25 Fire Sprinkler System
- 600 Amps, 277/480V Electrical
- 34 Auto Parking Spaces
- 2 EV Parking Stalls
- Rooftop Solar System

Unit D

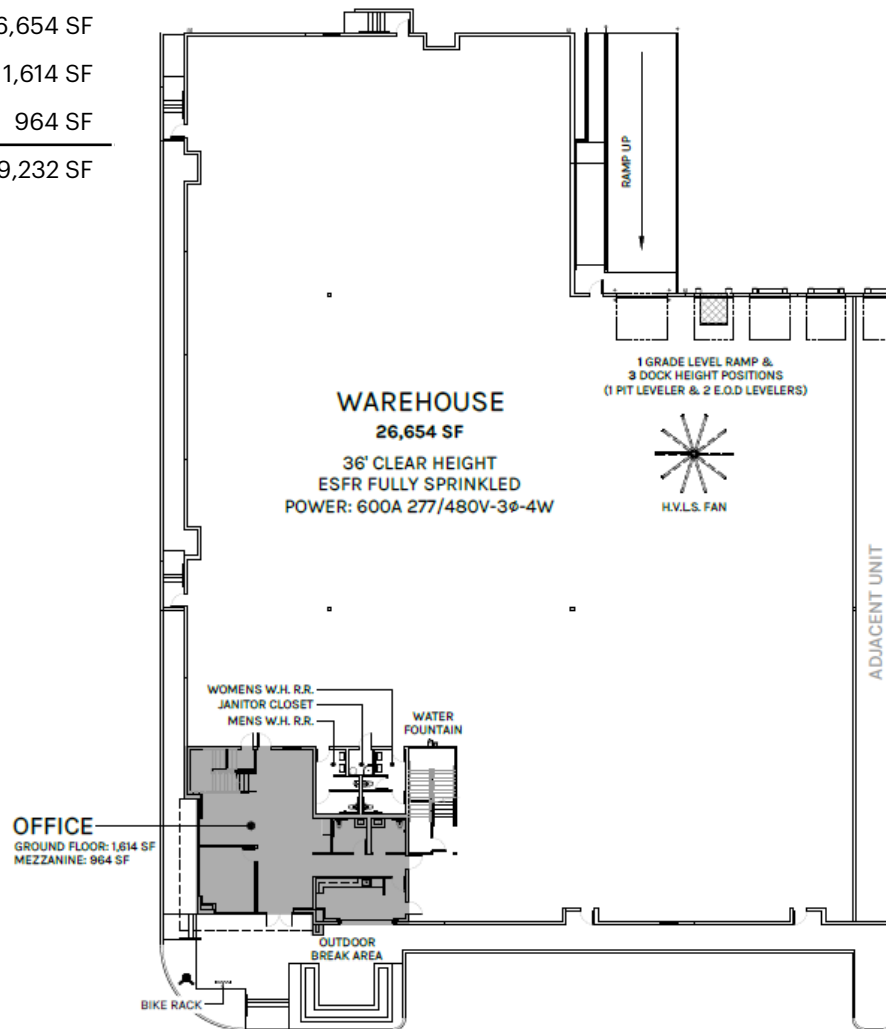
29,232 SF Available For Lease

11234 Rush St

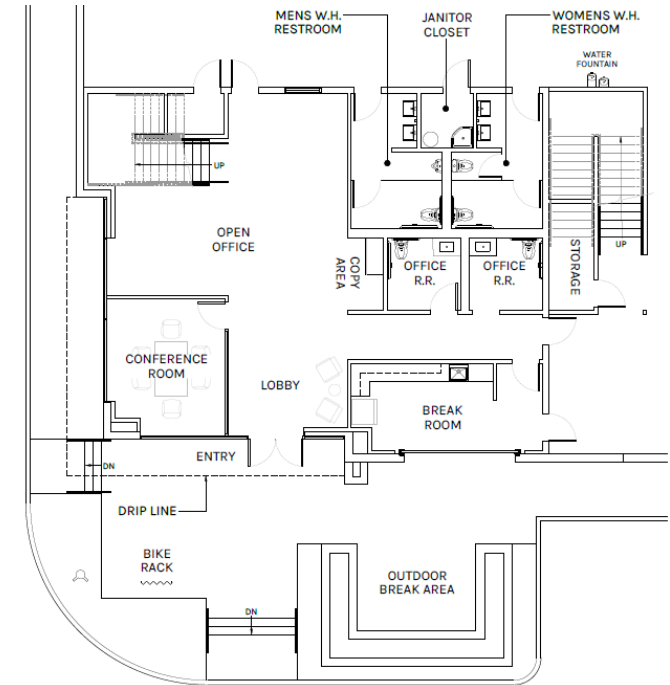
South El Monte, CA



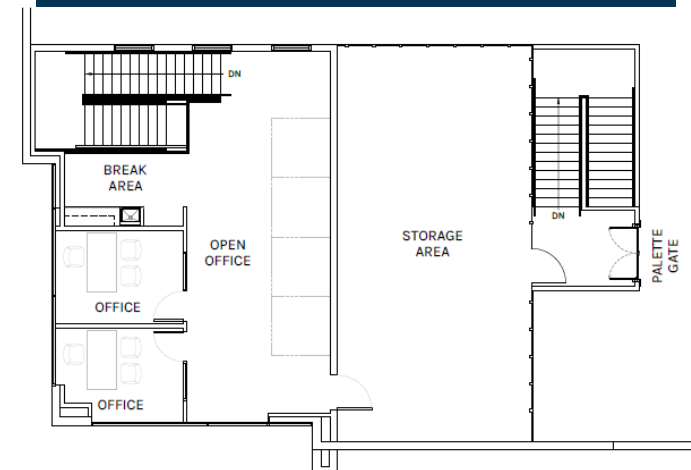
Warehouse:	26,654 SF
Ground Floor Office:	1,614 SF
Mezzanine Office:	964 SF
Total:	29,232 SF



Ground Floor Office



Mezzanine Office

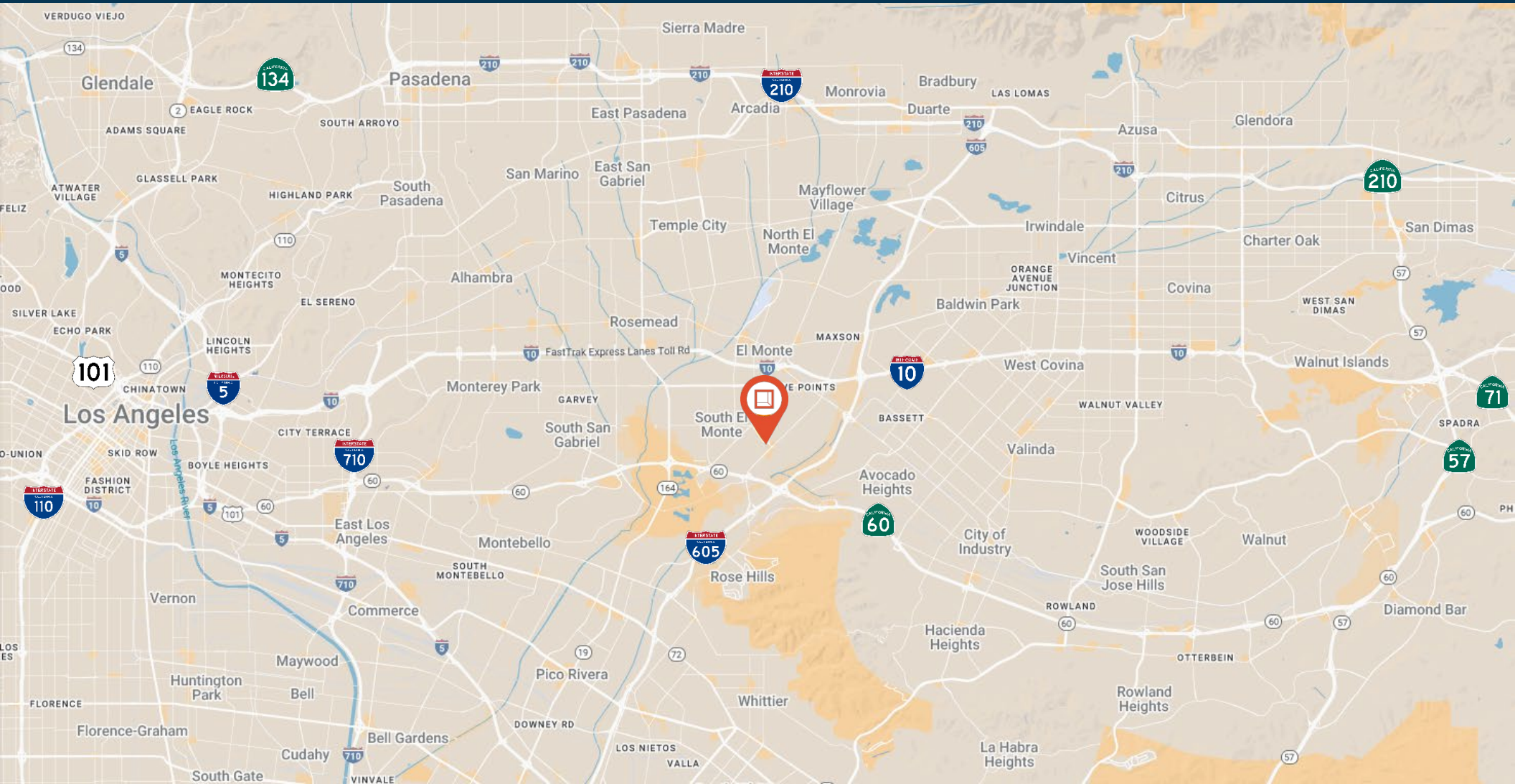


Unit D Highlights

- 29,232 SF Unit
- 2,578 SF 2-Story Office Space
- 36' Minimum Clearance Height
- 3 Dock High Loading Doors
- 1 Ground Level Loading Door
- ESFR K-25 Fire Sprinkler System
- 600 Amps, 277/480V Electrical
- 34 Auto Parking Spaces
- 2 EV Parking Stalls
- Rooftop Solar System

Location Map & Highlights

11234 Rush St
South El Monte, CA



27.0 Miles
to Ontario International
Airport

29.0 Miles
to Los Angeles
International Airport

28.6 Miles
to Ports of LA / Long
Beach

12.0 Miles
to BNSF Railyard –
Commerce

9.3 Miles
to UP Intermodal Yard –
City of Industry

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