



1ST QUARTER 2024 DELIVERY



48,485 SF AVAILABLE | BUILDING 2

PREMIER WAREHOUSE DISTRIBUTION FACILITY
2442 N. AMERICAN WAY | ORANGE | CA



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PROPERTY HIGHLIGHTS

- New Construction- 1st Qtr 2024
- LEED Silver Certified
- Freestanding 48,485 SF Building on 86,011 SF of Land
- M1 Industrial Zone
- State of Art Distribution/Manufacturing Facilities
- Excellent Freeway Access (5, 91, 55, 57, 22)
- Strategic Southern California Location (Near Ports, Railways, Airports)

BUILDING HIGHLIGHTS

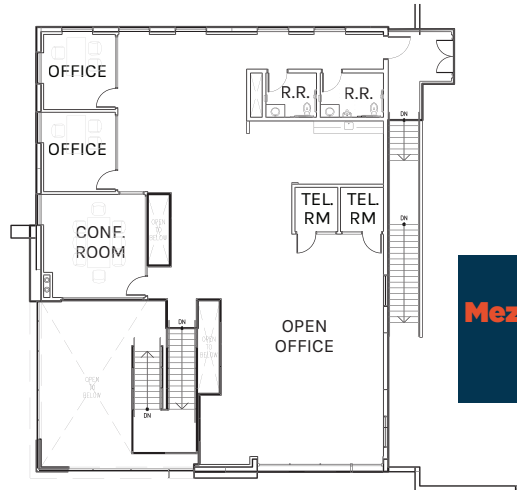
- ± 5,989 SF Two Story Executive Office
- Restrooms and breakrooms on first and second floor offices
- ESFR Sprinkler K25.2 @ 25 PSI
- 2,000 Amps 277/480 volt 3ph4w
- 50' x 52' Column Spacing
- 32' Warehouse Clearance
- Warehouse Slab: 7" Thick, 4,000 PSI

LEED SILVER / ESG FEATURES

- 4 EV Charging Ready Stalls
- Water Efficient Landscape and Irrigation
- HVAC Systems w/ Negative Ion Generator, UV light, Co2 sensors & demand control ventilation
- Vision windows in loading doors
- Motion Sensored Lighting Throughout
- Thermoplastic Polyolefin (TPO) Reflective Roofs
- Warehouse Exhaust Fans w/ Nighttime Flushing

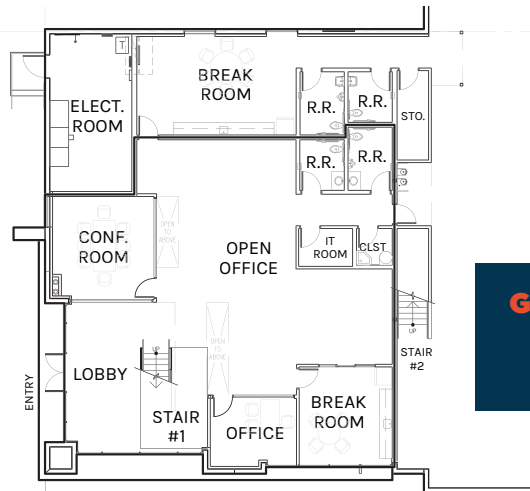
- Natural Gas: Stubbed to Building
- Four (4) Dock High Loading Doors (9' x 10')
- Ground Level Loading (12' x 14')
- True Dock High Loading (9' x 10') (1 Pit Levelers & 3 Edge of Dock Levelers) and Electrical Outlets at each DH Door
- 150' Loading Depth
- Trailer Parking
- Private Fenced Yard

- Touchless & Water Efficient Plumbing Fixtures
- Water bottle filling station
- Skylights with OSHA approved safety bars
- High Velocity Low Speed warehouse fans
- Efficient Storefront system w/ low solar heat gain
- All Concrete Site Paving



Mezzanine Office
3,294 SF

MEZZANINE OFFICE



Ground Level Office
2,695 SF

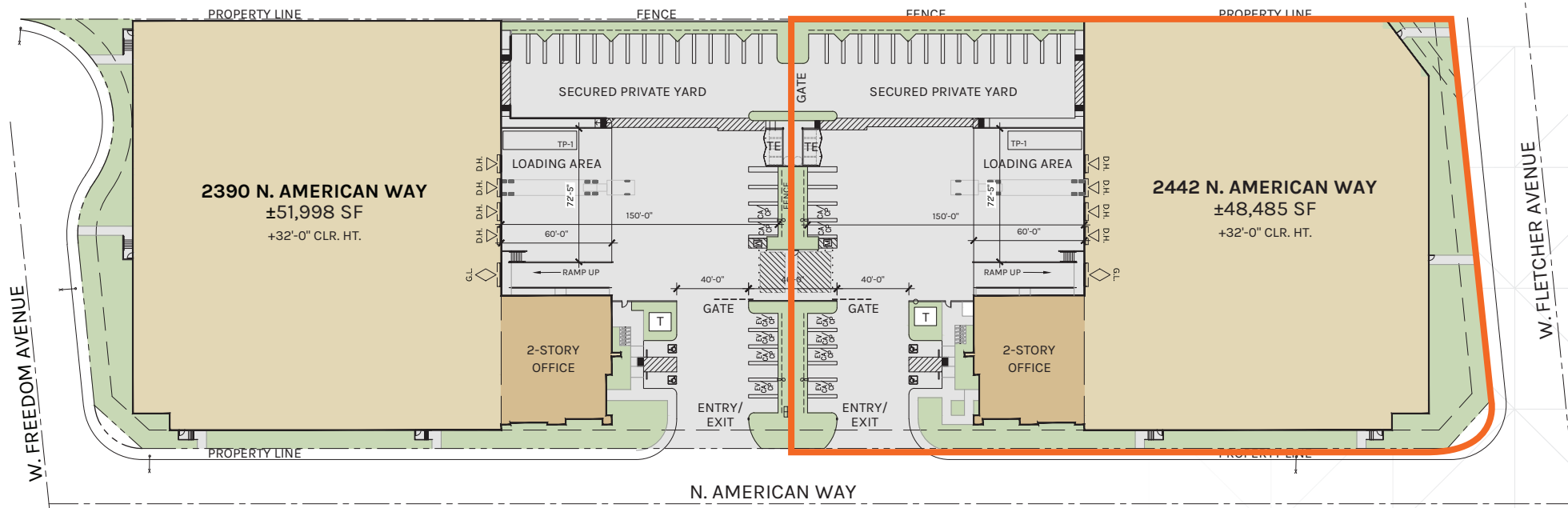
GROUND FLOOR OFFICE



WAREHOUSE
42,496 SF

32' CLEAR HEIGHT
FULLY SPRINKLED, ESFR K25 @ 25 PSI
POWER: 2000A-277/480V-3Ø-4W

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.



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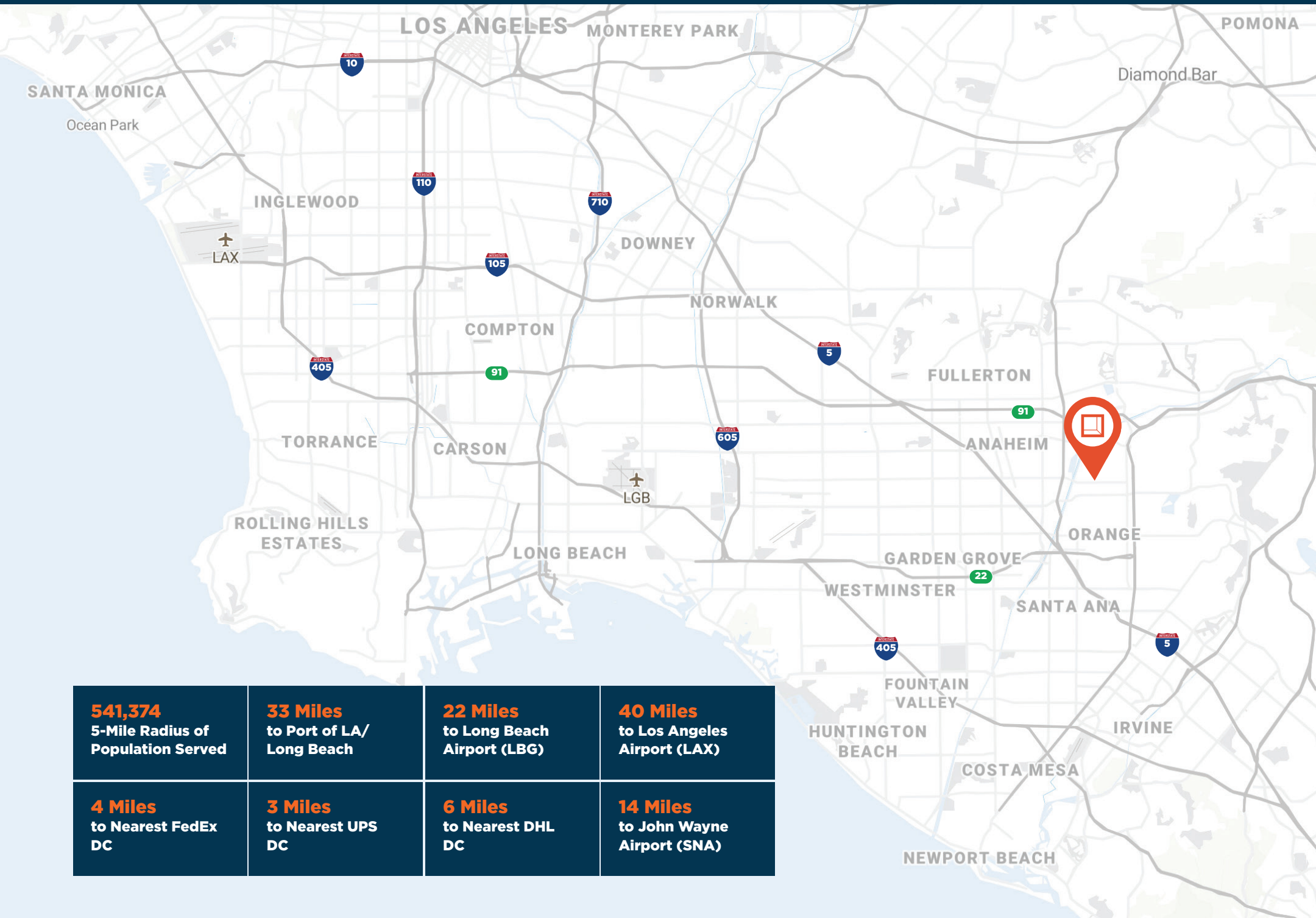
2442 N. AMERICAN WAY





Property Location

2442 N. AMERICAN WAY



541,374 5-Mile Radius of Population Served	33 Miles to Port of LA/ Long Beach	22 Miles to Long Beach Airport (LGB)	40 Miles to Los Angeles Airport (LAX)
4 Miles to Nearest FedEx DC	3 Miles to Nearest UPS DC	6 Miles to Nearest DHL DC	14 Miles to John Wayne Airport (SNA)



**Rexford
Industrial**

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