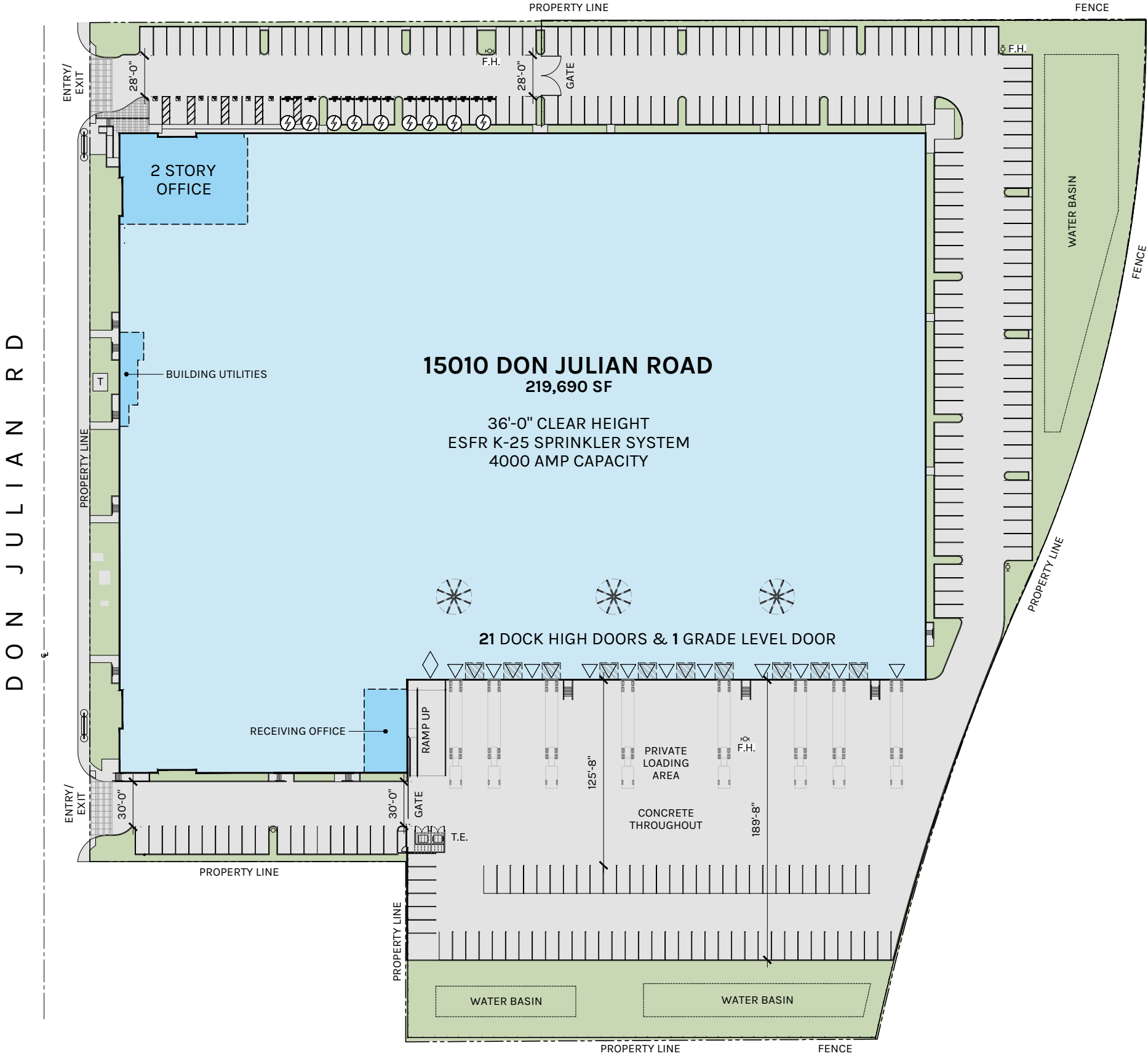
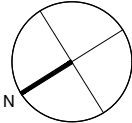




TOTAL PARKING: 270 SPACES

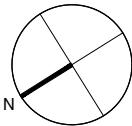
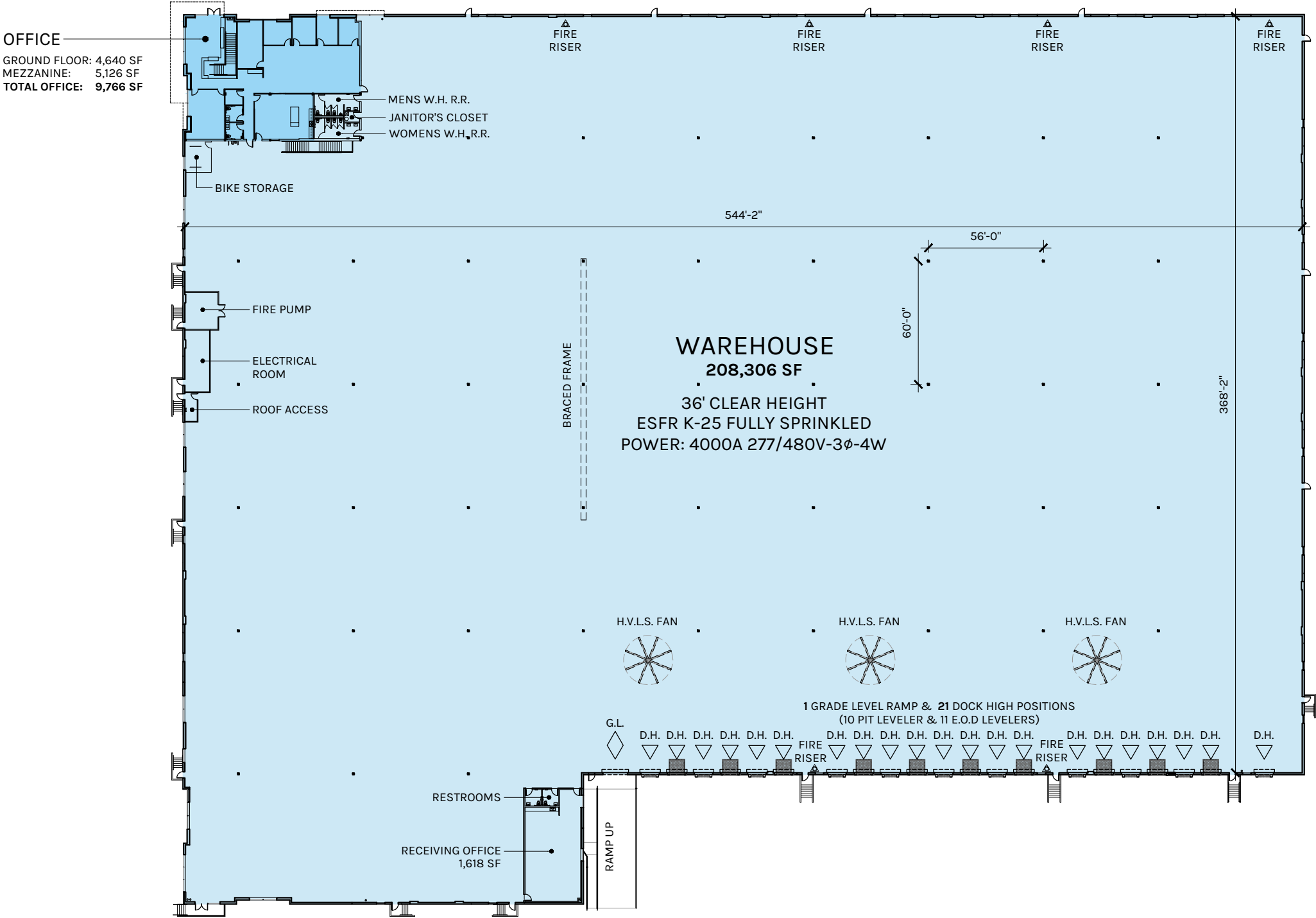


SCALE: 1" = 80'-0"

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.



WAREHOUSE: 208,306 SF
RECEIVING OFFICE: 1,618 SF
GROUND LEVEL OFFICE: 4,640 SF
MEZZANINE LEVEL OFFICE: 5,126 SF
TOTAL: 219,690 SF

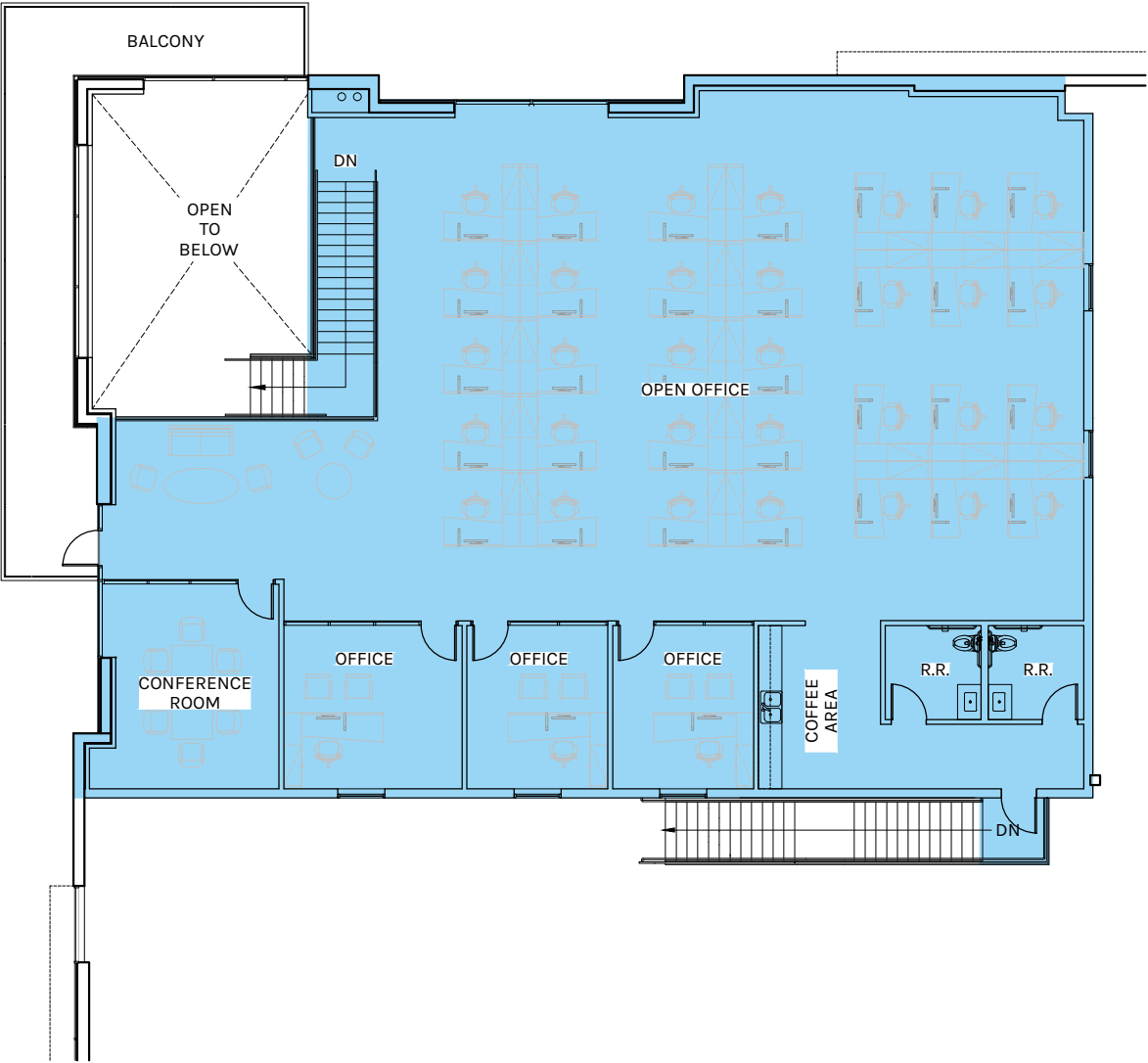




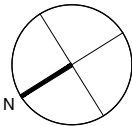
WAREHOUSE: 208,306 SF
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TOTAL: 219,690 SF



GROUND FLOOR OFFICE
4,640 SF



MEZZANINE OFFICE
5,126 SF





15010 Don Julian Rd

City of Industry, CA

Total Building SF
219,690

Warehouse SF
208,306

Office SF
11,384

- **Ground Floor Office:** 4,640 SF
- **Mezzanine Office:** 5,126 SF
- **Receiving Office:** 1,618 SF
- **Zoning:** M - INDUSTRIAL / COMMERCIAL
- **Land Acres/ SF:** 10.98 AC / 478,319 SF

- **Dock High Doors:** 21
 - Dock High Positions:** 21
(10 pit levelers, 11 edge of dock levelers)
- **Grade Level Doors:** 1

- **Fire Protection:** ESFR K-25
- **Clear Height:** 36'
- **Warehouse Slab:** 7" Thick, 4000 PSI

- **Electrical:** 4000 Amp Capacity
- **Gas:** Sleeve provided for future connection

- **Total Auto Parking Required:** 269

- **Total Auto Parking Provided:** 270

EV Auto Charging Stalls: 14

-Future EV Stalls: 40

Infrastructure in place for future EV conversion

Solar Information

- **PV DC System Size:** 241 kW
- **Estimated Annual Production:** 361,500 kWh

-Rexford will provide the solar production energy at 5-10% reduced rate compared to the utility energy.

-Rexford will also provide all the capital & oversight to design, install & maintain the system at no additional cost to the tenant.

LEED/ ESG Features

- HVLS fans
- Touchless plumbing fixtures
- Electrical outlets at each D.H. Door
- Negative ion generators & UV lights on office HVAC system
- Thermostats & timers on warehouse exhaust fans for night flushing of warehouse
- LED lighting throughout with occupancy & motion sensors
- Water bottle filling station
- EV chargers
- TPO roofing w/ high solar reflectivity value
- 100% site paving in concrete
- Outdoor balcony
- Native drought tolerant landscape all on drip system
- 100% of existing building materials to be recycled and used in new construction

