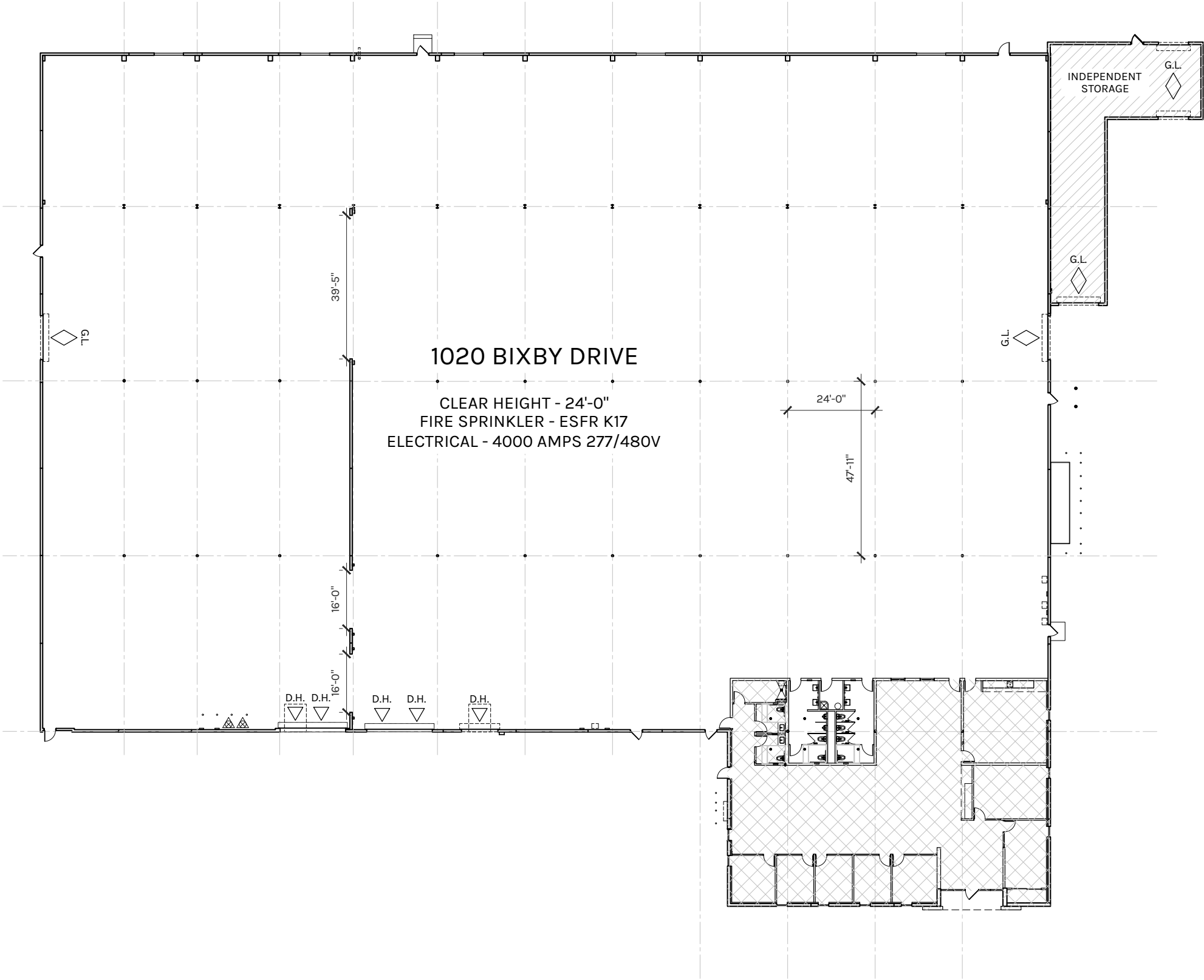
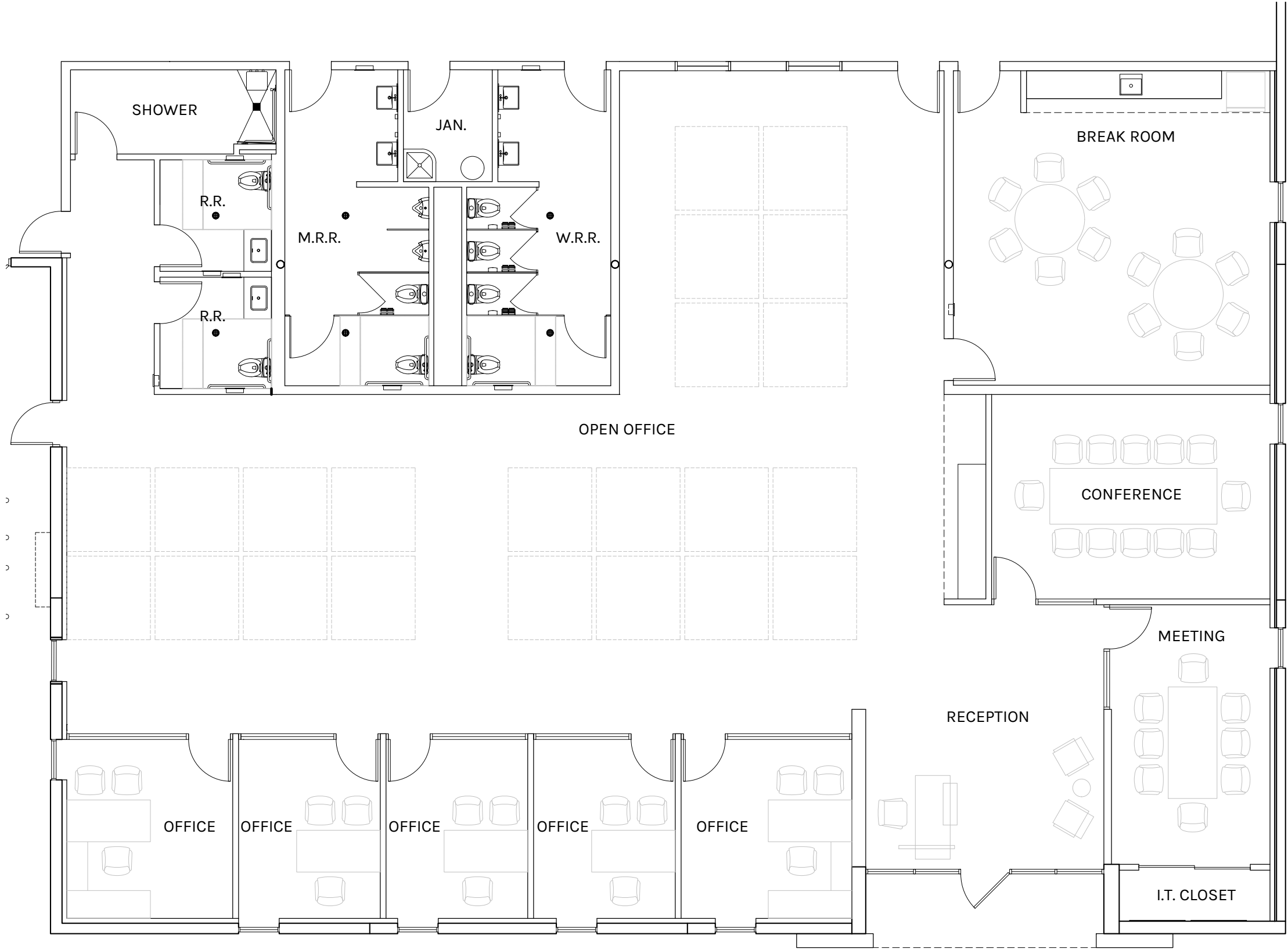
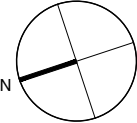




PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE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



WAREHOUSE: 51,032 SF
INDEPENDENT STORAGE: 1,688 SF
OFFICE: 4,880 SF
TOTAL: 57,600 SF



SCALE: 1/8" = 1'-0"



ADDRESS: 1020 BIXBY DRIVE, CITY OF INDUSTRY

TOTAL BUILDING SF: 57,600 SF

WAREHOUSE SF: 51,032 SF

INDEPENDENT STORAGE SF: 1,688 SF

OFFICE SF: 4,880 SF

ZONING: INDUSTRIAL

LAND ACRES/ SF: 116,368 SF

FIRE PROTECTION: ESFR K17

CLEAR HEIGHT: 24 FT.

WAREHOUSE SLAB: 5" THICK

DOCK HIGH DOORS: 3

GRADE LEVEL DOORS: 2

D.H. POSITIONS: 5 (2 PIT LEVELERS,
3 EDGE OF DOCK LEVELERS)

G.L. POSITIONS: 2

ELECTRICAL: 4,000 AMP CAPACITY

GAS: Y

LEED/ESG FEATURES: LEED CERTIFIED

- TOUCHLESS PLUMBING FIXTURES
- ELECTRICAL OUTLETS AT EACH D.H. DOOR
- NEGATIVE ION GENERATORS & UV LIGHTS ON OFFICE HVAC SYSTEM
- LED LIGHTING THROUGHOUT WITH OCCUPANCY & MOTION SENSORS
- OUTDOOR BREAK AREA
- NATIVE DROUGHT TOLERANT LANDSCAPE ALL ON DRIP SYSTEM
- SHOWER IN OFFICE



**Rexford
Industrial**



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