



219,690 SF AVAILABLE FOR LEASE

36' CLEAR HEIGHT | FULLY SECURED, 10.98-ACRE LOT | UP TO 4,000-AMP CAPACITY

15010 DON JULIAN ROAD

City of Industry, CA | San Gabriel Valley



FEATURES

- 10.98 acre lot
- 21 DH & 1 GL positions — 10 installed pit levelers
- 36' clear height
- ESFR K-25 sprinklers
- Up to 4,000-amp capacity, 277/480V
- 270 passenger parking stalls
- Secured, private yard
- 189' truck court



15010 Don Julian Road



■ ESG FEATURES

- HVLS fans & air exchange system reduce effective temperature (up to 11°) & improve air quality
- 60% energy & 75% water savings from efficient building systems & landscaping
- 14 EV charging stalls, expandable to 54 total stalls
- 100% concrete site paving
- 241 kW solar system



15010 Don Julian Road



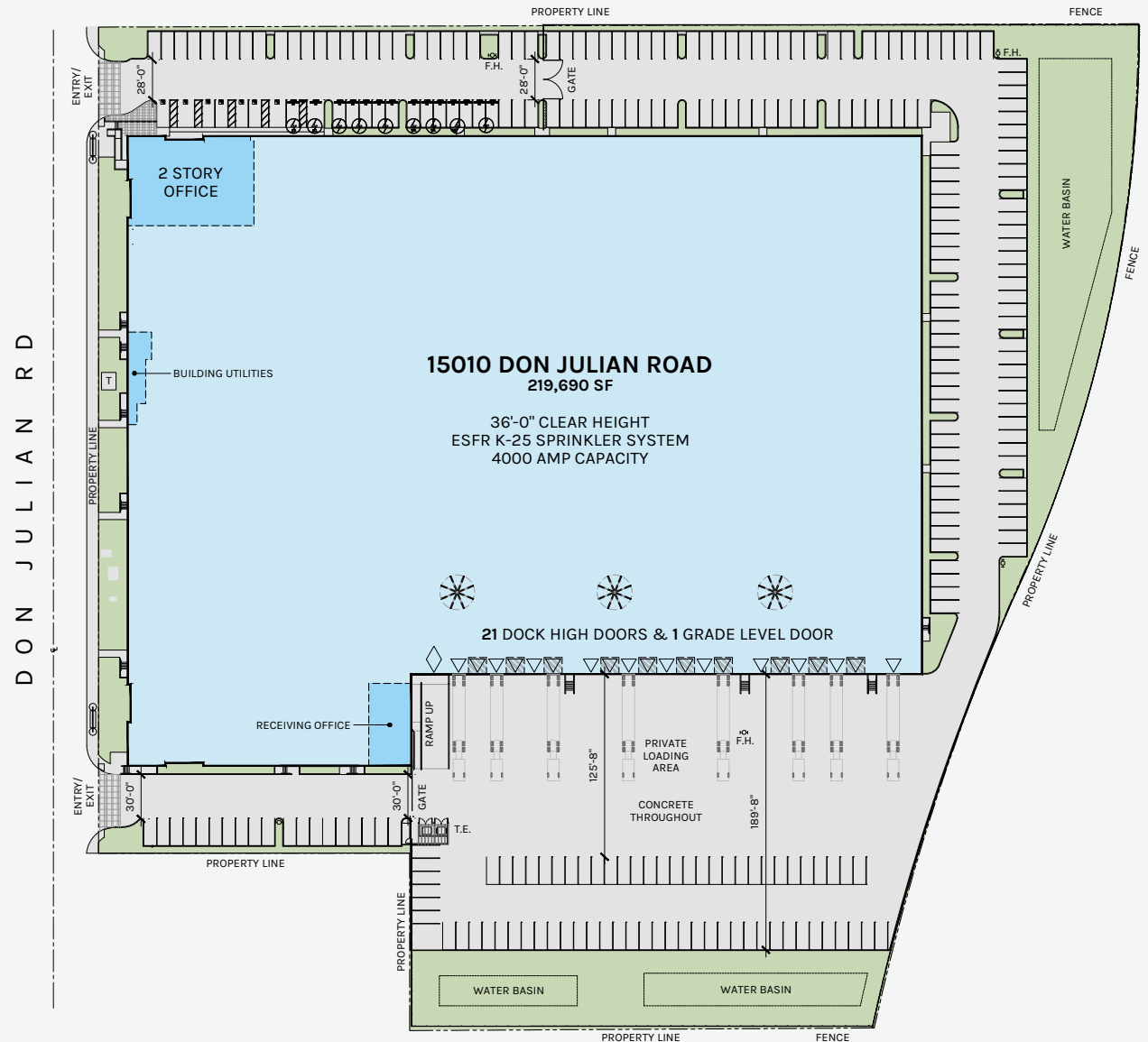
SITE PLAN

208,306 SF
WAREHOUSE

9,766 SF
MAIN OFFICE

1,618 SF
RECEIVING OFFICE

Plan layout is subject to field conditions and may differ from the plan as shown. All information presented in 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 the plan are for concept only and will be provided by tenant.



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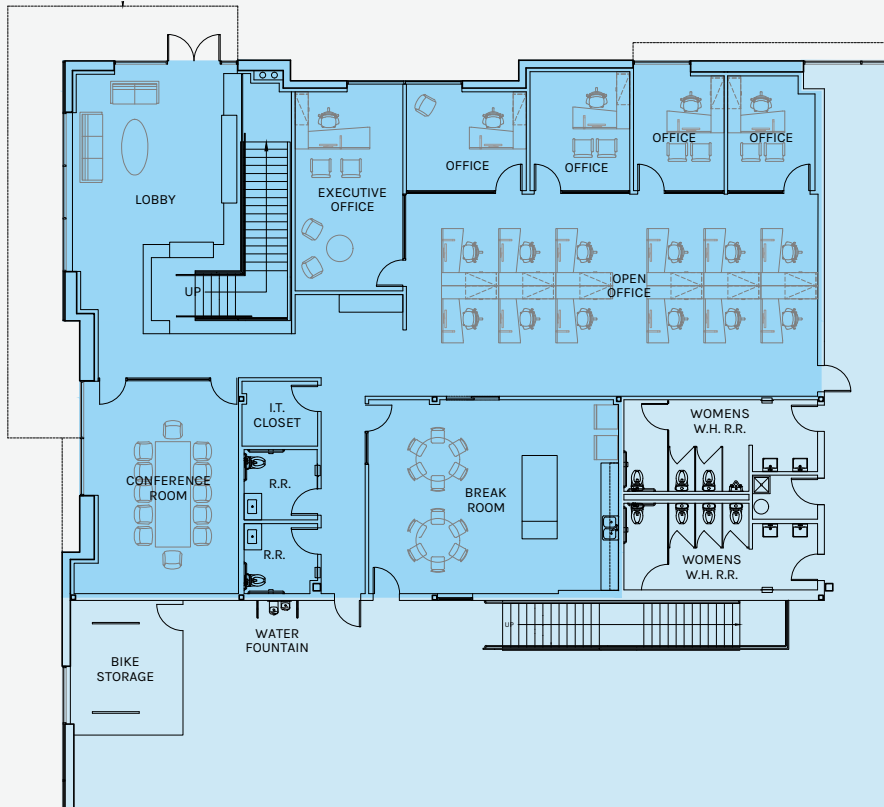


OFFICE FLOOR PLAN

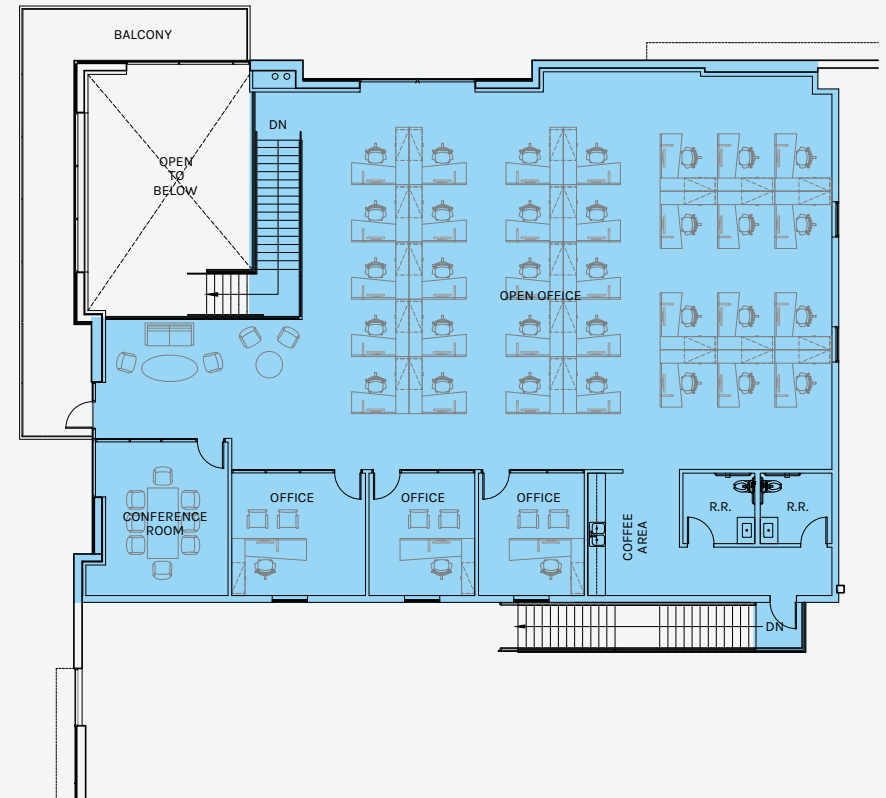
4,640 SF
FIRST FLOOR

5,126 SF
MEZZANINE

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FIRST FLOOR



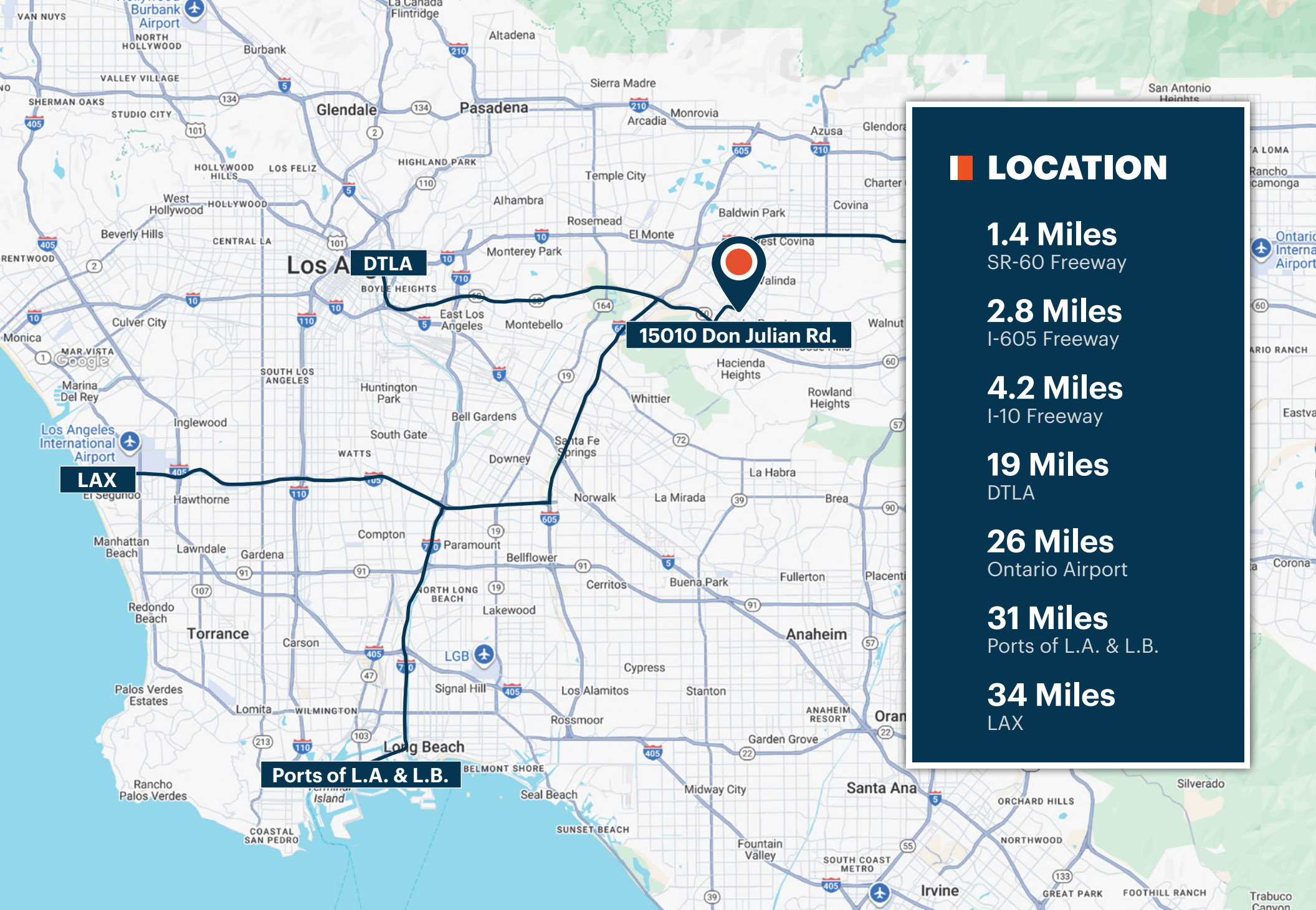
MEZZANINE





15010 Don Julian Road





LOCATION

1.4 Miles
SR-60 Freeway

2.8 Miles
I-605 Freeway

4.2 Miles
I-10 Freeway

19 Miles
DTLA

26 Miles
Ontario Airport

31 Miles
Ports of L.A. & L.B.

34 Miles
LAX

15010 Don Julian Rd.

Los Angeles DTLA

LAX

Ports of L.A. & L.B.

15010 Don Julian Road





**Rexford
Industrial**

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