



51,998 SF & 48,485 SF AVAILABLE FOR LEASE

BRAND-NEW, PREMIER WAREHOUSE DISTRIBUTION FACILITY | HEAVY POWER | 32' CLEARANCE

2390-2442 N. AMERICAN WAY

Orange, CA | North Orange County





HIGHLIGHTS

BUILDING 1

 **51,998 SF**
BUILDING

 **45,996 SF**
WAREHOUSE

 **6,002 SF**
OFFICE

 **4 DH, 1 GL**
LOADING

BUILDING 2

 **48,485 SF**
BUILDING

 **42,496 SF**
WAREHOUSE

 **5,989 SF**
OFFICE

 **4 DH, 1 GL**
LOADING

2390-2442 N. AMERICAN WAY



FEATURES

- LEED Gold certified
- M1 industrial zone
- ESFR sprinkler K25.2 @ 25 PSI
- 2,000 amps 277/480 volt 3ph4w (with a 3,000 amp transformer) per building
- 50' x 52' column spacing
- 32' warehouse clearance
- Warehouse slab: 7", 4,000 PSI
- Natural gas: stubbed to building
- Ground level loading (12' x 14')
- Trailer parking (1 position - 10' x 40')
- True dock high loading (9' x 10') (1 pit leveler & 3 edge of dock levelers) and electrical outlets at each DH door
- 150' loading depth
- Private fenced yard



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■ ESG FEATURES

- Approximately 37% annual energy savings over current base building code
- 4 EV charging ready stalls
- Water efficient landscape & irrigation
- HVAC systems w/ negative ion generator, UV light, CO₂ sensors & demand control ventilation
- Motion-sensor lighting throughout
- Thermoplastic polyolefin (TPO) reflective roofs
- Warehouse exhaust fans with nighttime flushing
- Touchless & water efficient plumbing fixtures
- Water bottle filling station
- Skylights with OSHA-approved safety bars
- High-velocity, low-speed warehouse fans



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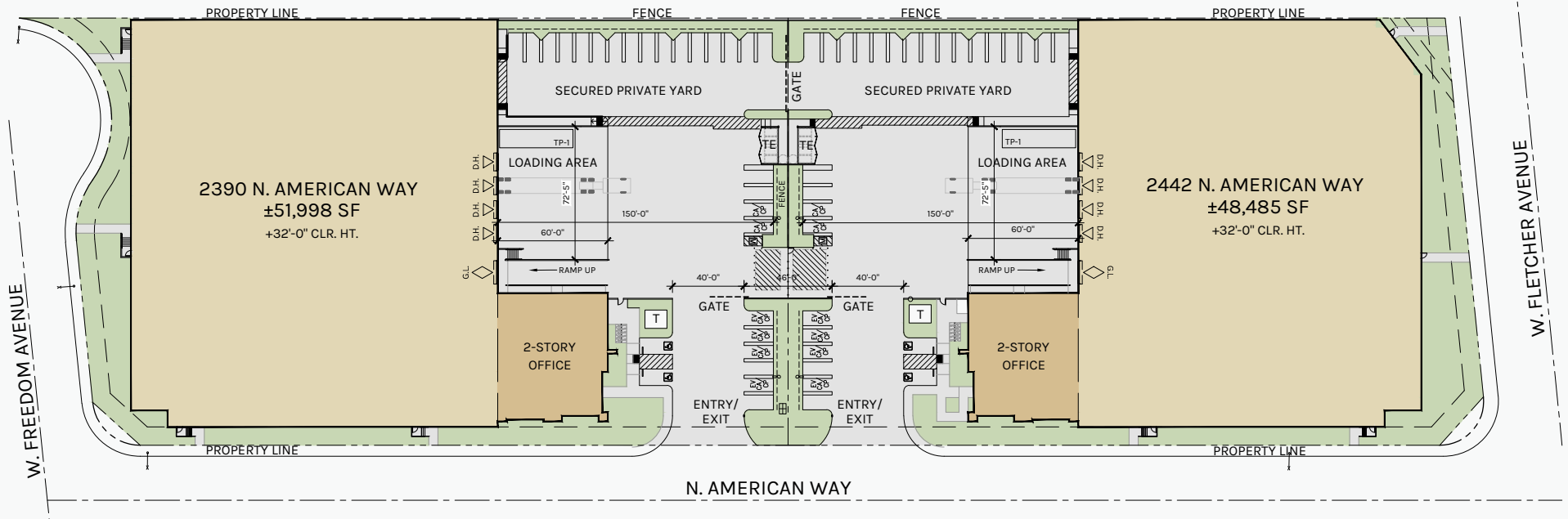


SITE PLAN

88,591 SF
BUILDING 1 LAND

86,011 SF
BUILDING 2 LAND

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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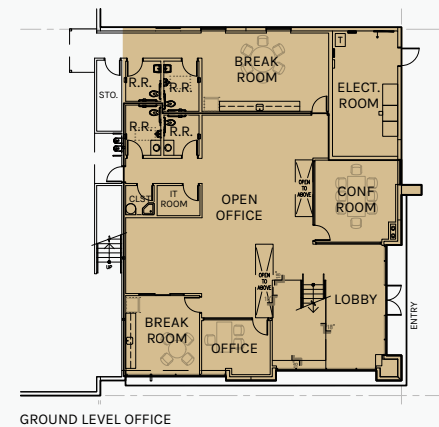
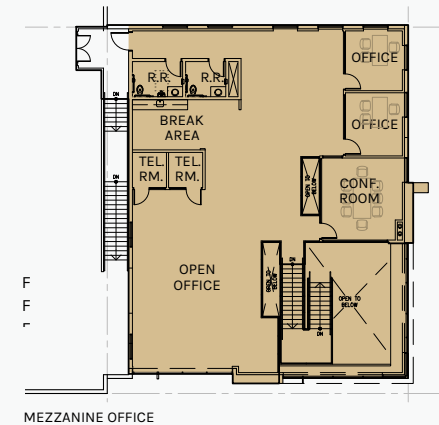
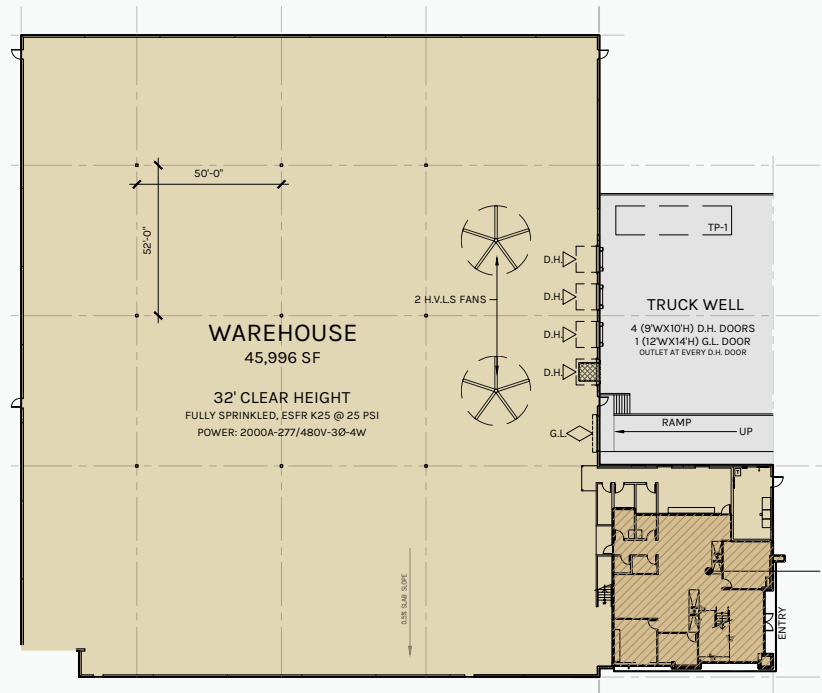


■ BUILDING 1 FLOOR PLAN

2,716 SF
FIRST FLOOR

3,286 SF
MEZZANINE

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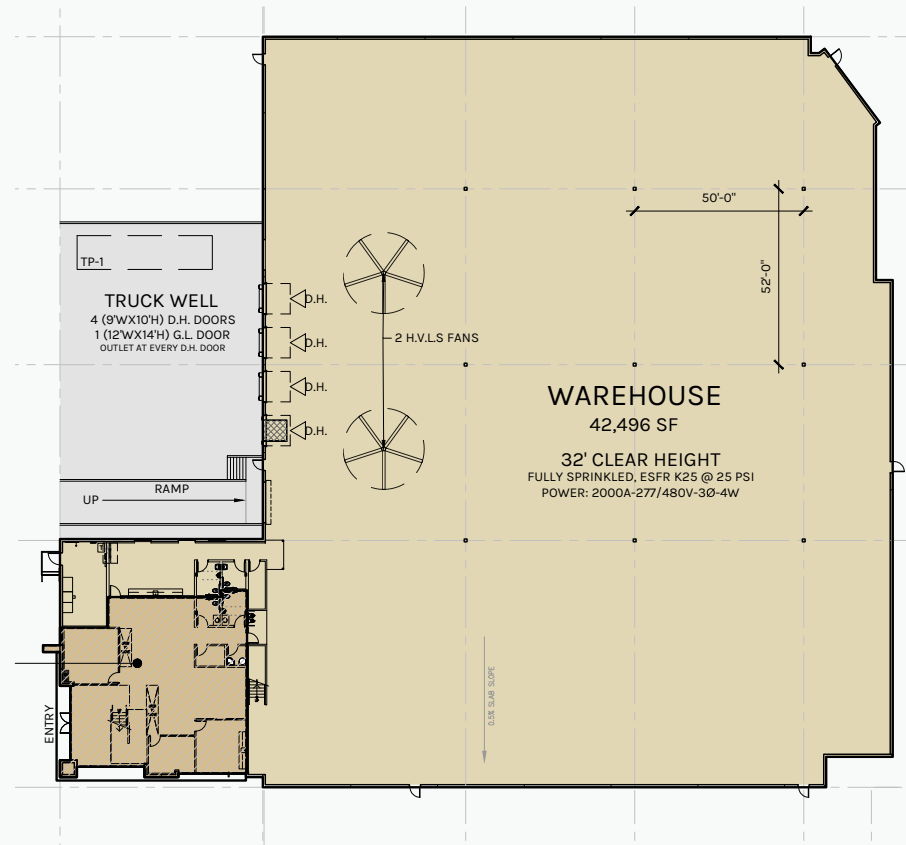
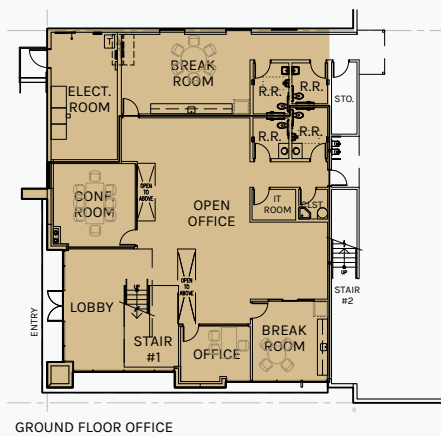
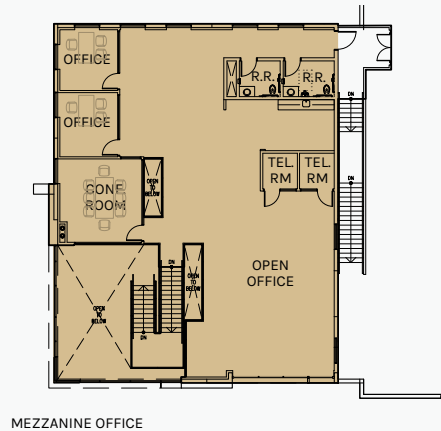


BUILDING 2 FLOOR PLAN

2,695 SF
FIRST FLOOR

3,294 SF
MEZZANINE

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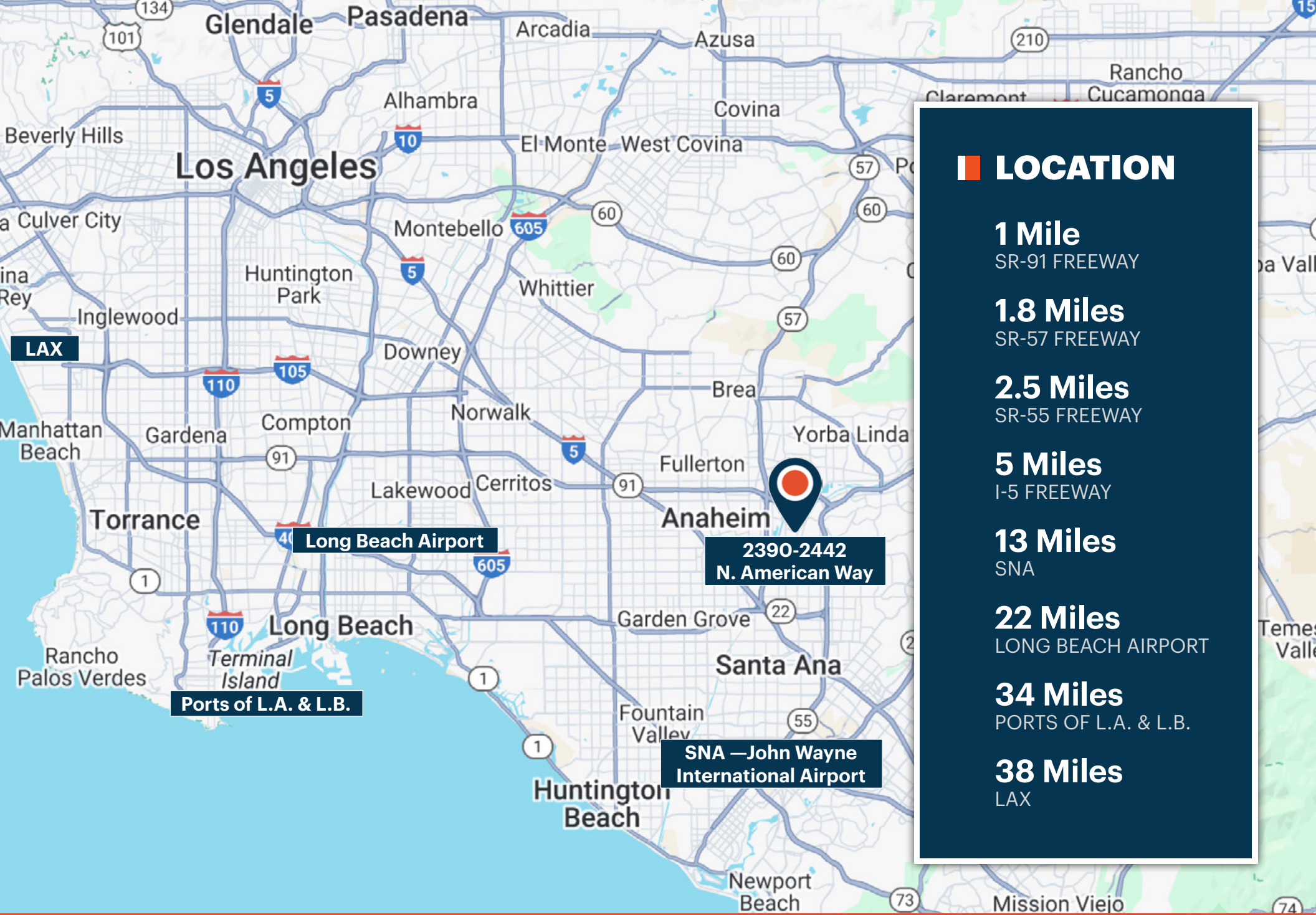
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LOCATION

1 Mile

SR-91 FREEWAY

1.8 Miles

SR-57 FREEWAY

2.5 Miles

SR-55 FREEWAY

5 Miles

I-5 FREEWAY

13 Miles

SNA

22 Miles

LONG BEACH AIRPORT

34 Miles

PORTS OF L.A. & L.B.

38 Miles

LAX

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**Rexford
Industrial**

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