

139,449 SQ. FT. NEW DEVELOPMENT
STATE OF THE ART DISTRIBUTION FACILITY

1901E.VIABURTON,FULLERTON,CA

Voit
REAL ESTATE SERVICES

HV
HEFNER
VERNICK
TEAM

HEAVY POWER | 3,000 AMPS (EXPANDABLE)

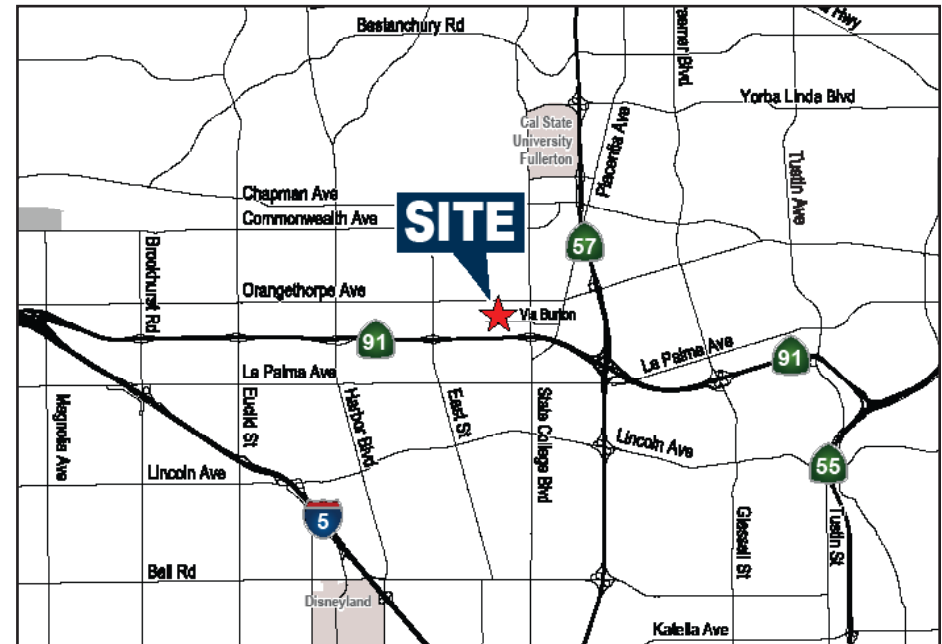


FOR LEASE


Rexford
Industrial

PROPERTY FEATURES

- ± 139,449 Sq. Ft. Distribution Facility
- ± 9,290 Sq. Ft. of High Image Corporate Office
- 3,000 Amps of 277/480 Volt Power (Expandable to 4,000 Amps)
- 19 Dock High Positions
- 1 Grade Level Loading Door
- Large Secured Yard
- 52' x 50' Column Spacing
- ESFR Sprinklers - K25 Heads
- 32' Minimum Warehouse Clearance
- 103 Parking Stalls
- Centrally Located in Highly Desirable North Orange County Submarket.
- Excellent Access to Major Freeways Including Riverside (91), Santa Ana (5), Pomona (57), Newport (55) and San Gabriel (605) Freeways.
- LEED Silver Certified
- Delivery in Q1 2024

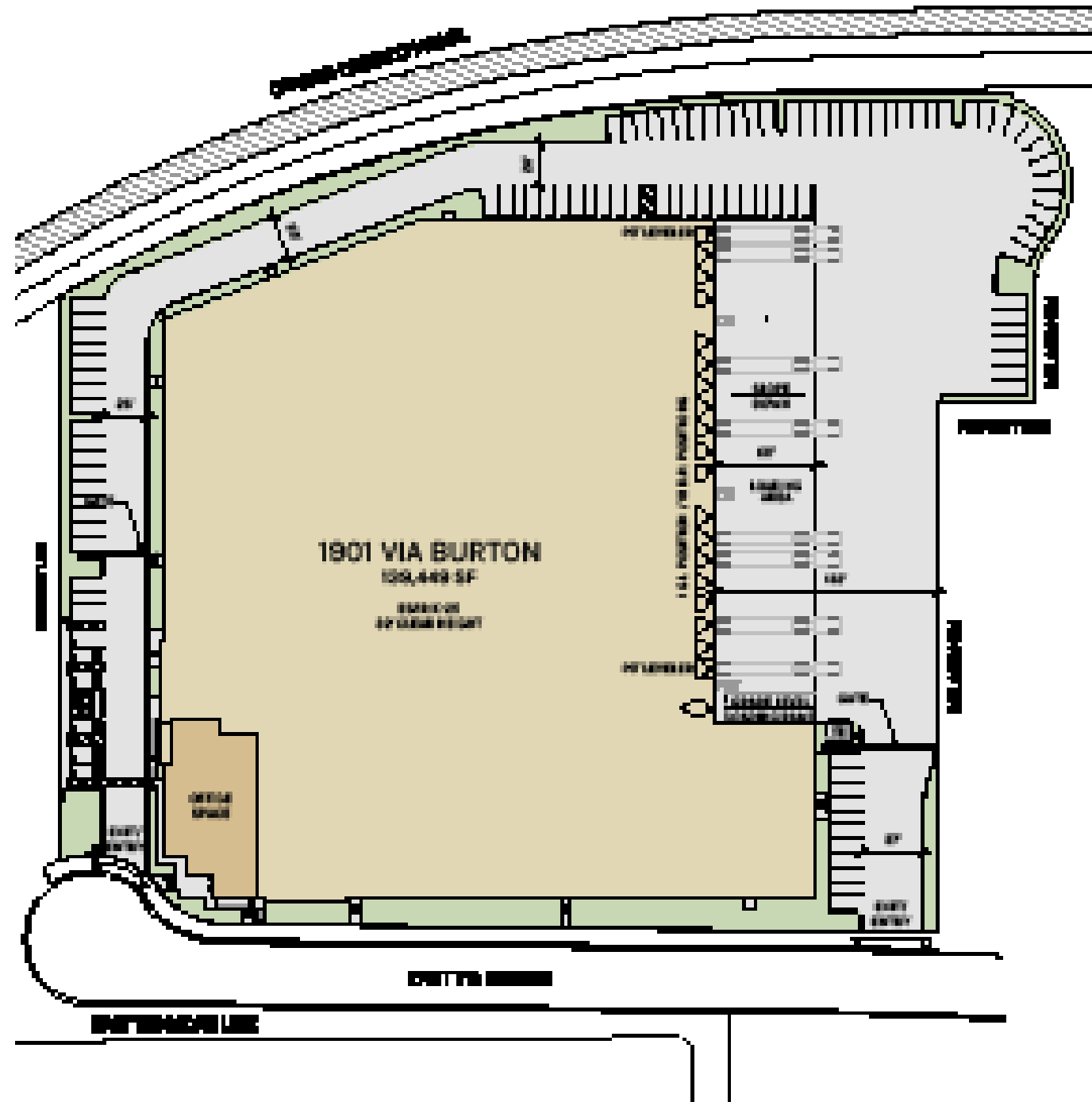


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SITE PLAN

HEALTH & ENVIRONMENTAL SUSTAINABILITY FEATURES

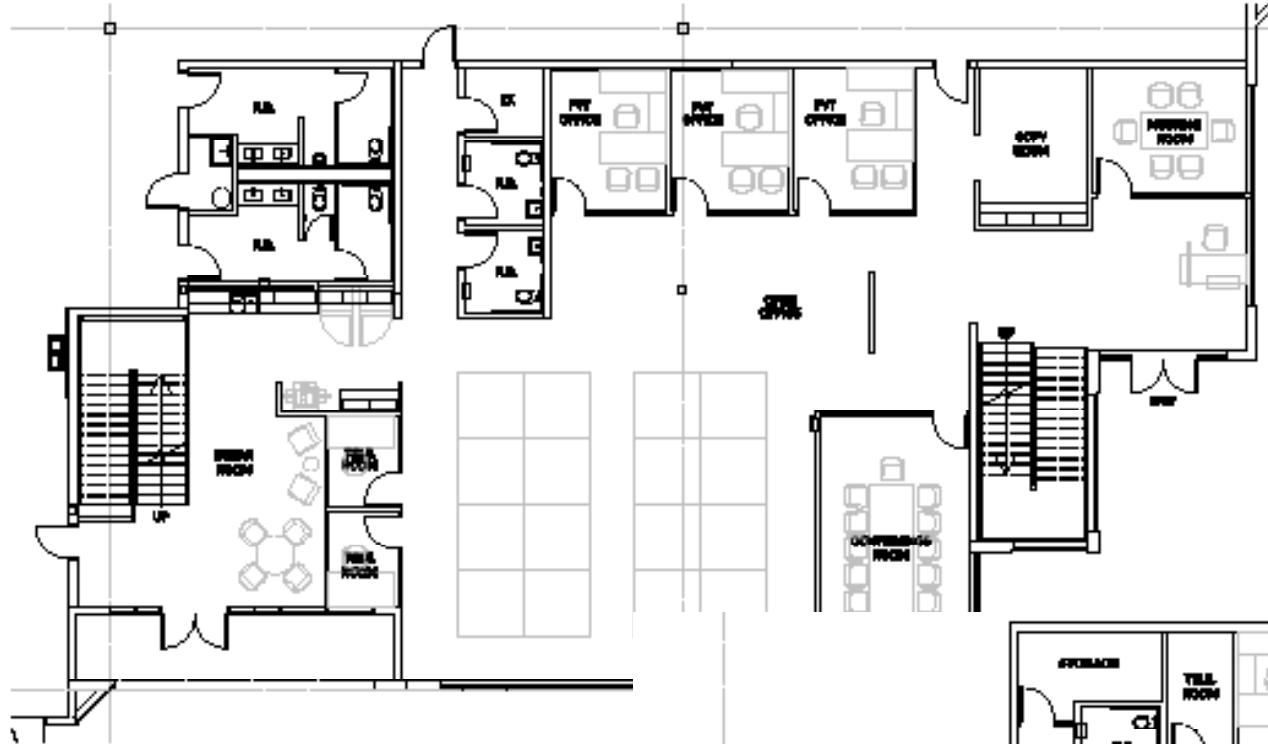
- LEED Silver Certified
- Touchless Plumbing & Water Efficient Fixtures
- Water Bottle Filling Station
- Motion Sensor Led Lighting Throughout
- Water Efficient Landscaping
- HVAC Rooftop Units with Indoor Air Quality Measurest to Includes: Merv 13 Filters as well as Airflow Measurement Stations
- Economizers Added to the New Rooftop Heat Pumps
- HVLS Fans at Loading Dock Speed Bay
- Quad Electrical Outlets at Each Dock Position
- Solar Ready Roof
- Clean Air Parking Stalls
- Future EV Ready Parking Stalls
- Storefront System with Low Solar Heat Gain
- High-End Office Finishes Using Low VOC Materials



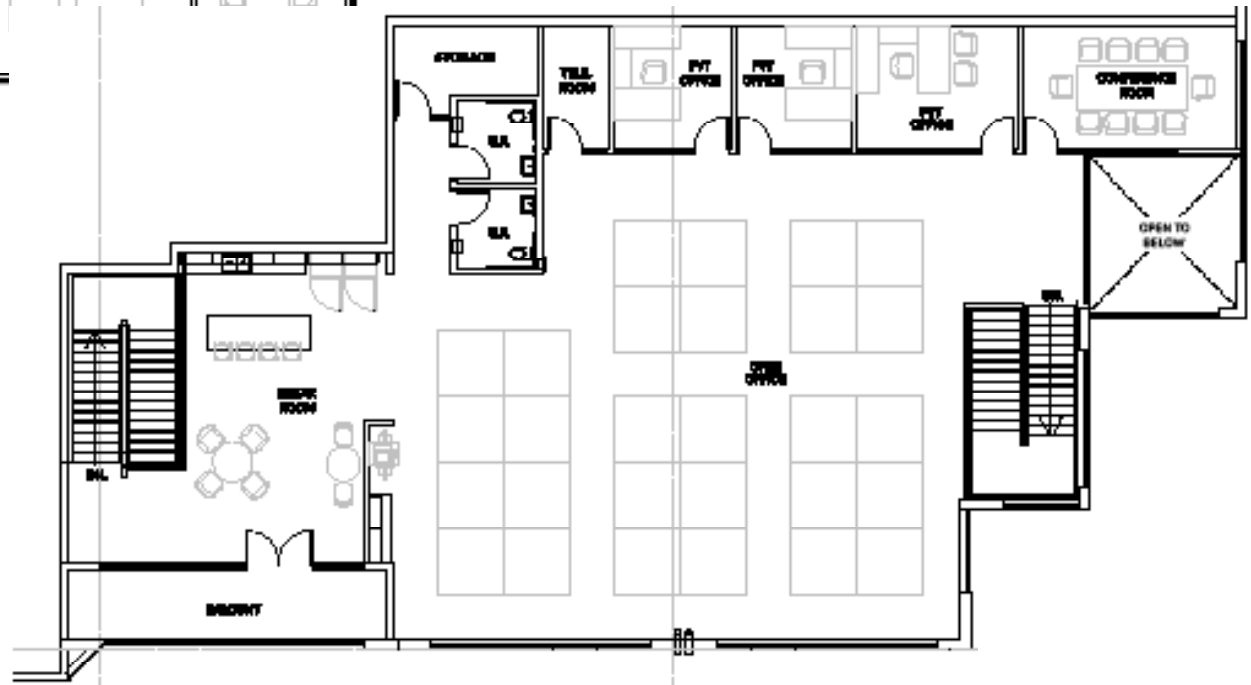
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OFFICE PLANS

FIRST FLOOR



SECOND FLOOR



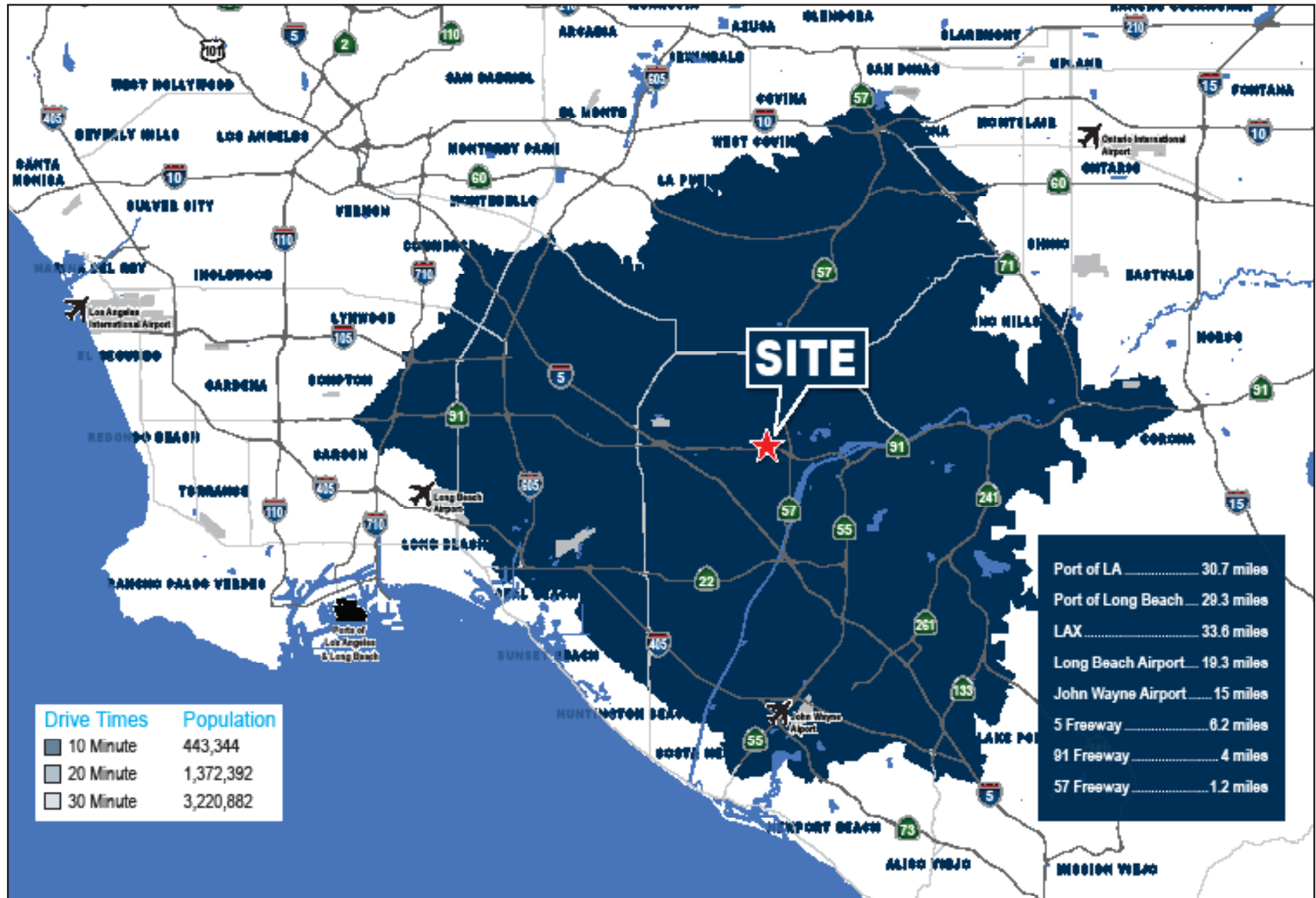
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INTERIOR RENDERINGS



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DRIVE TIMES & POPULATION DENSITY MAP



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Exclusively Offered By:

MIKE HEFNER, SIOR
 Executive Vice President
 714.935.2331
 MHefner@voitco.com
 Lic. #00857352

MIKE VERNICK, CCIM, SIOR
 Senior Vice President
 714.935.2354
 MVernick@voitco.com
 Lic. #01420885

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 REAL ESTATE SERVICES



**HEFNER
 VERNICK
 TEAM**

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