



FOUR BRAND-NEW STATE-OF-THE-ART INDUSTRIAL UNITS
21,824–29,232 SF AVAILABLE FOR LEASE

36' CLEAR HEIGHT | SECURED LOADING COURT | ESFR K-25 SPRINKLERS

11234 RUSH STREET

South El Monte, CA | San Gabriel Valley



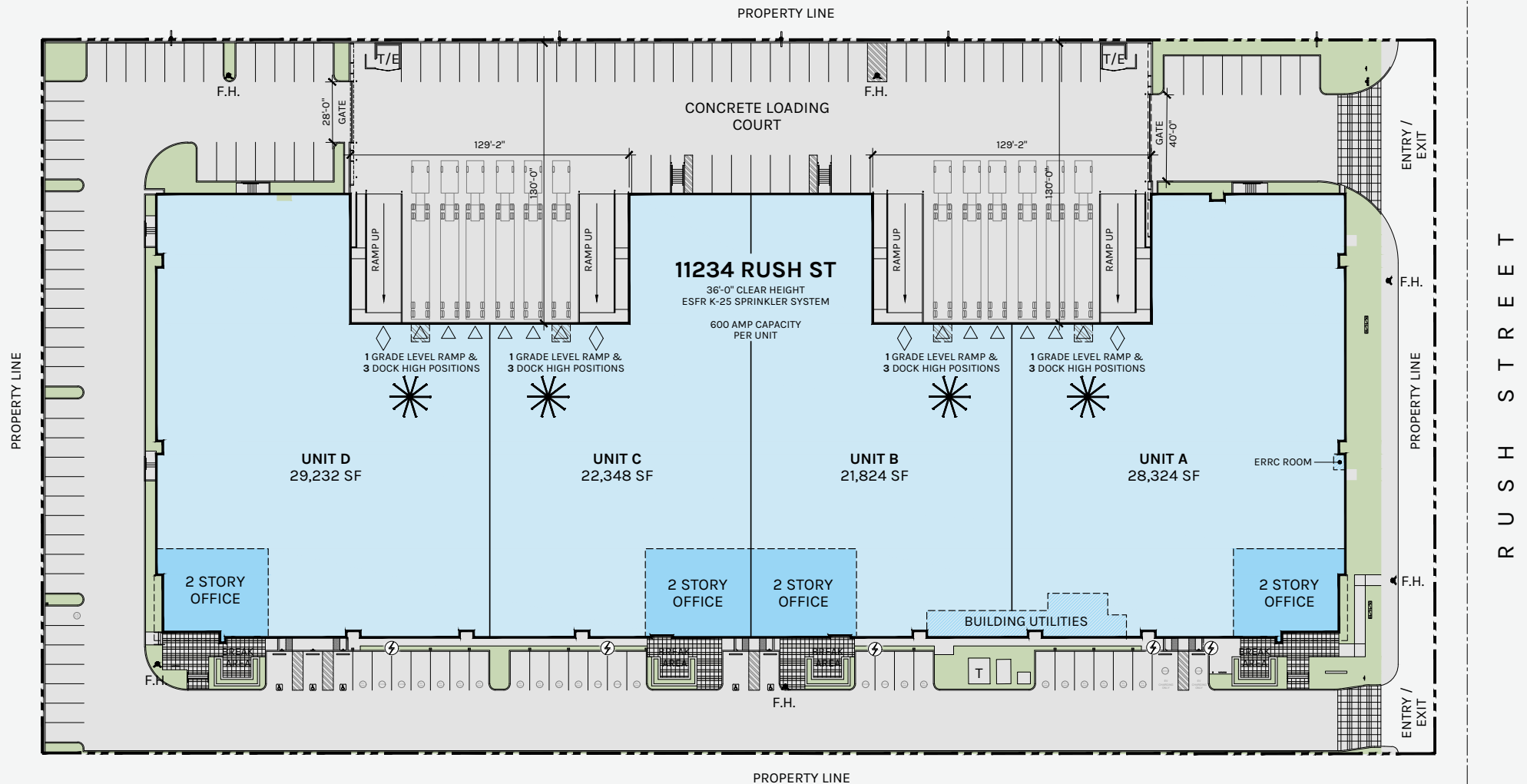
FEATURES

- Brand-new, premium two-story office space
- 3 dock-high positions — 1 pit leveler per unit
- 1 grade-level door per unit
- 36' clear height
- ESFR K-25 sprinklers
- Up to 600-amp capacity, 277/480V per unit
- Secured loading court
- 130' truck court
- Auto parking stalls
 - Unit A: 37, 2 EV stalls
 - Unit B: 30, 2 EV stalls
 - Unit C: 30, 2 EV stalls
 - Unit D: 38, 2 EV stalls
- LEED Gold certified
- 185 kW solar system
- Performance expanded joint slab



SITE PLAN

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.

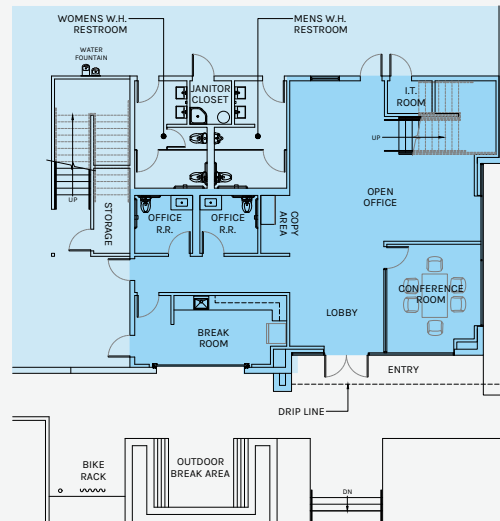
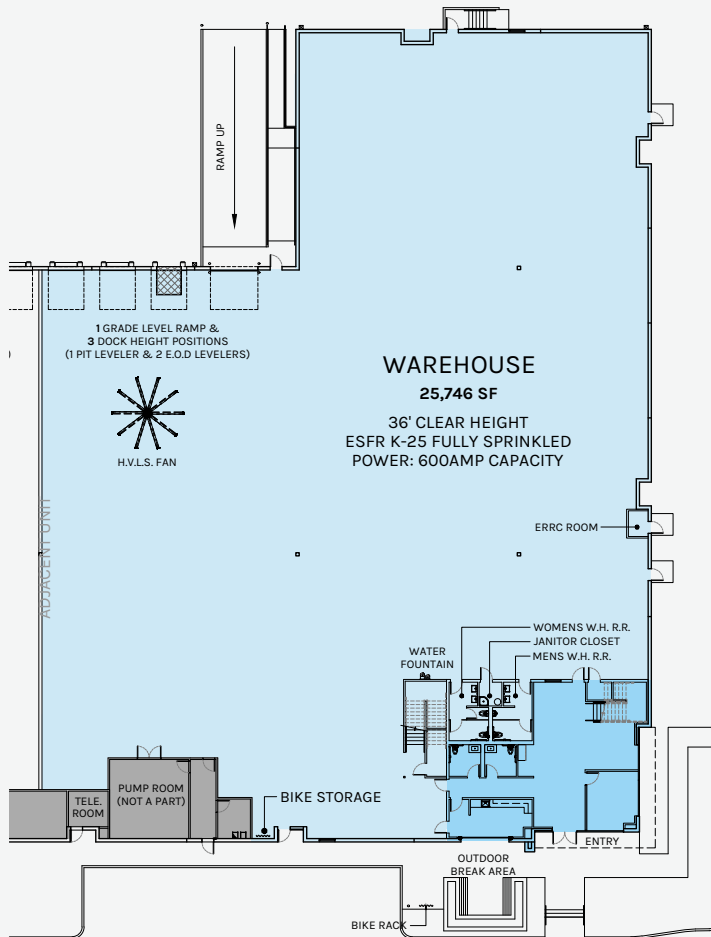


UNIT A

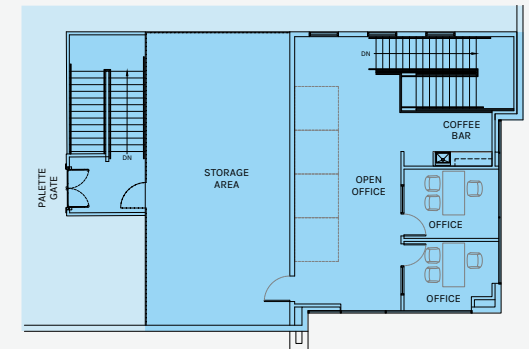
28,324 SF
UNIT

24,746 SF
WAREHOUSE

2,578 SF
OFFICE



FIRST FLOOR



MEZZANINE

11234 Rush Street

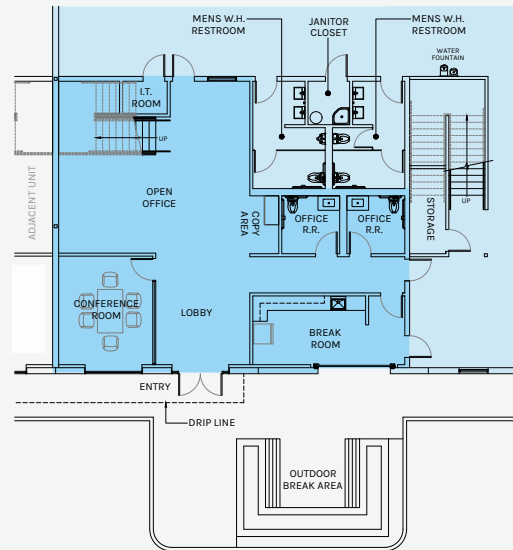
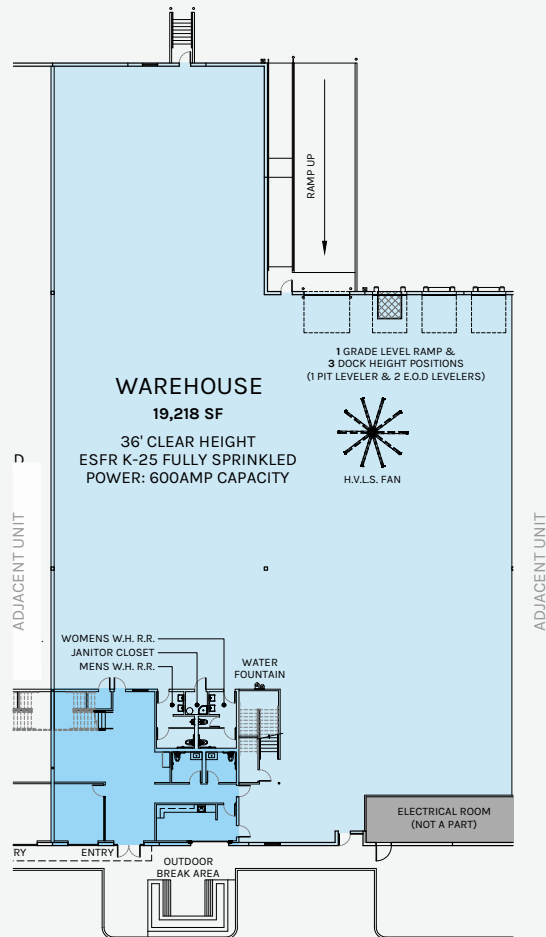


UNIT B

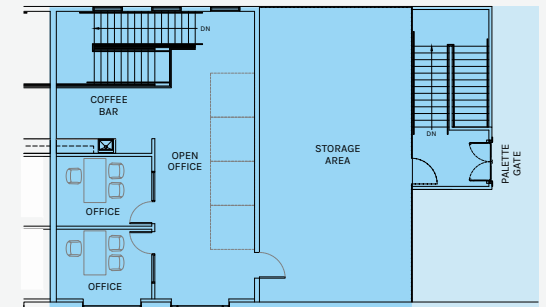
21,824 SF
UNIT

19,218 SF
WAREHOUSE

2,606 SF
OFFICE



FIRST FLOOR



MEZZANINE

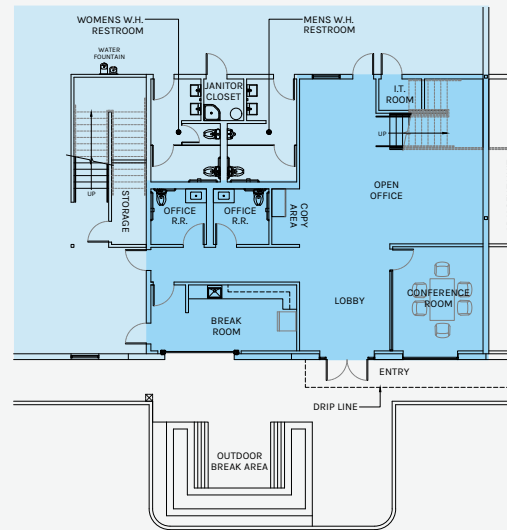
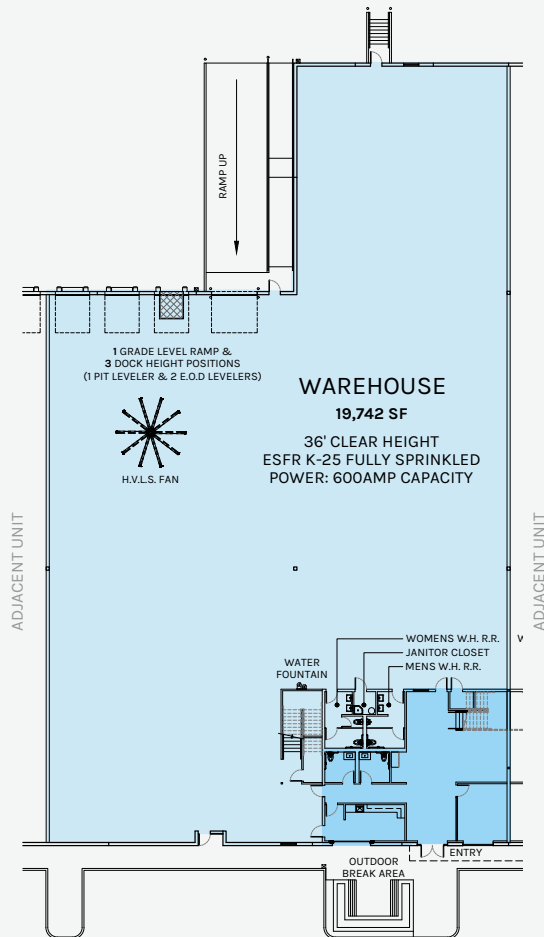


UNIT C

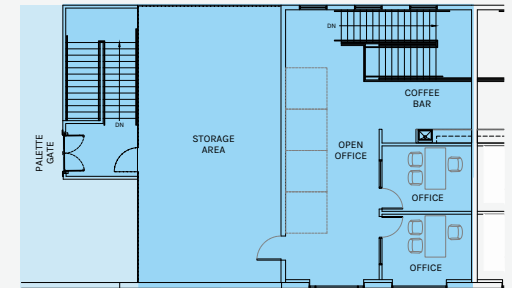
22,348 SF
UNIT

19,742 SF
WAREHOUSE

2,606 SF
OFFICE



FIRST FLOOR



MEZZANINE

11234 Rush Street

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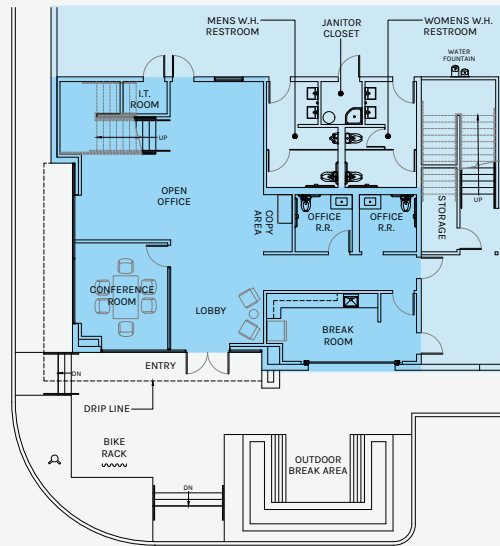
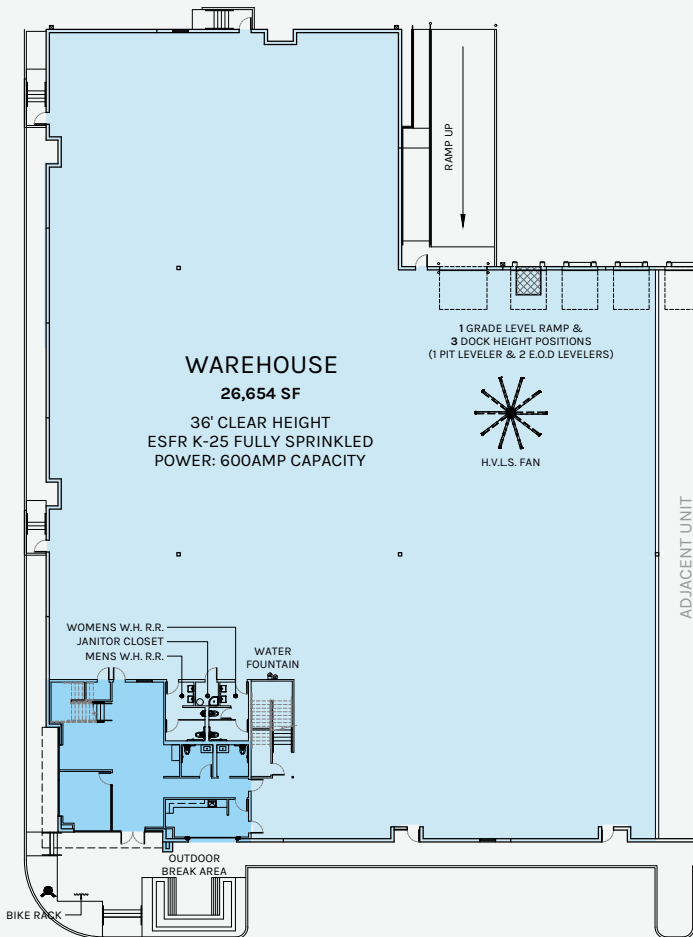


UNIT D

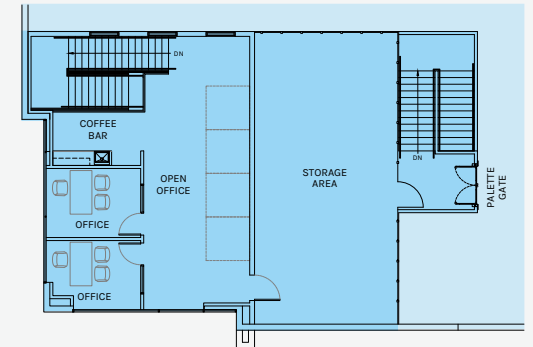
29,232 SF
UNIT

26,654 SF
WAREHOUSE

2,578 SF
OFFICE



FIRST FLOOR



MEZZANINE

11234 Rush Street

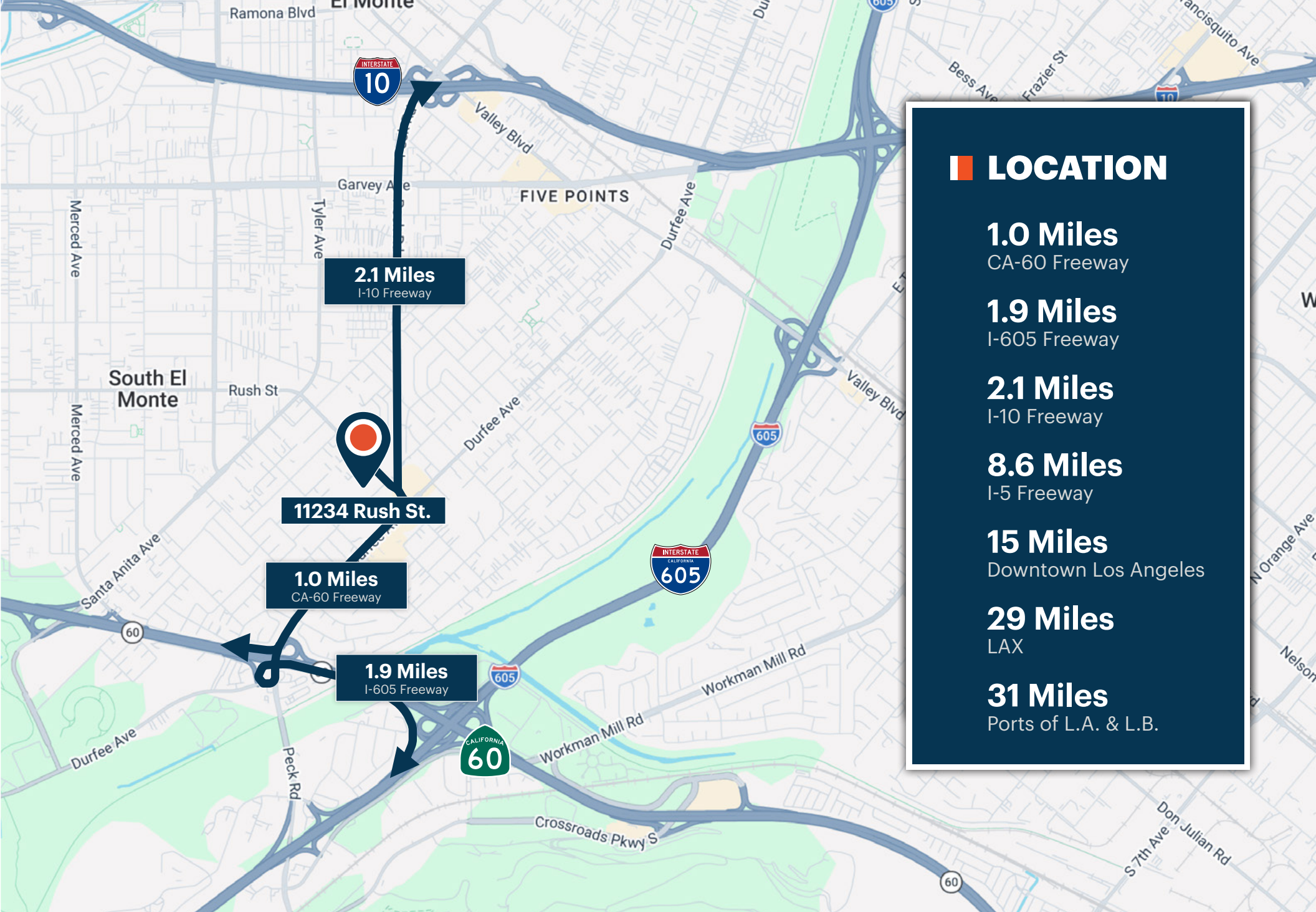
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11234 Rush Street





LOCATION

1.0 Miles
CA-60 Freeway

1.9 Miles
I-605 Freeway

2.1 Miles
I-10 Freeway

8.6 Miles
I-5 Freeway

15 Miles
Downtown Los Angeles

29 Miles
LAX

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





**Rexford
Industrial**

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