



160,094 SF AVAILABLE FOR LEASE

36' CLEAR HEIGHT | FULLY SECURED, 7.59-ACRE LOT | UP TO 4,000-AMP CAPACITY

14940 PROCTOR AVENUE

City of Industry, CA | San Gabriel Valley



FEATURES

- 7.59 acre lot
- 17 dock-high positions —
6 installed pit levelers
- 1 grade-level door
- 36' clear height
- ESFR K-25 sprinklers
- Up to 4,000-amp capacity,
277/480V
- Secured, private yard
- 135' truck court
- 213 auto parking stalls
- Performance expanded
joint slab



14940 Proctor Avenue



■ 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
- 22 EV charging stalls, expandable to 64 total stalls
- 100% concrete site paving
- 185 kW solar system



14940 Proctor Avenue



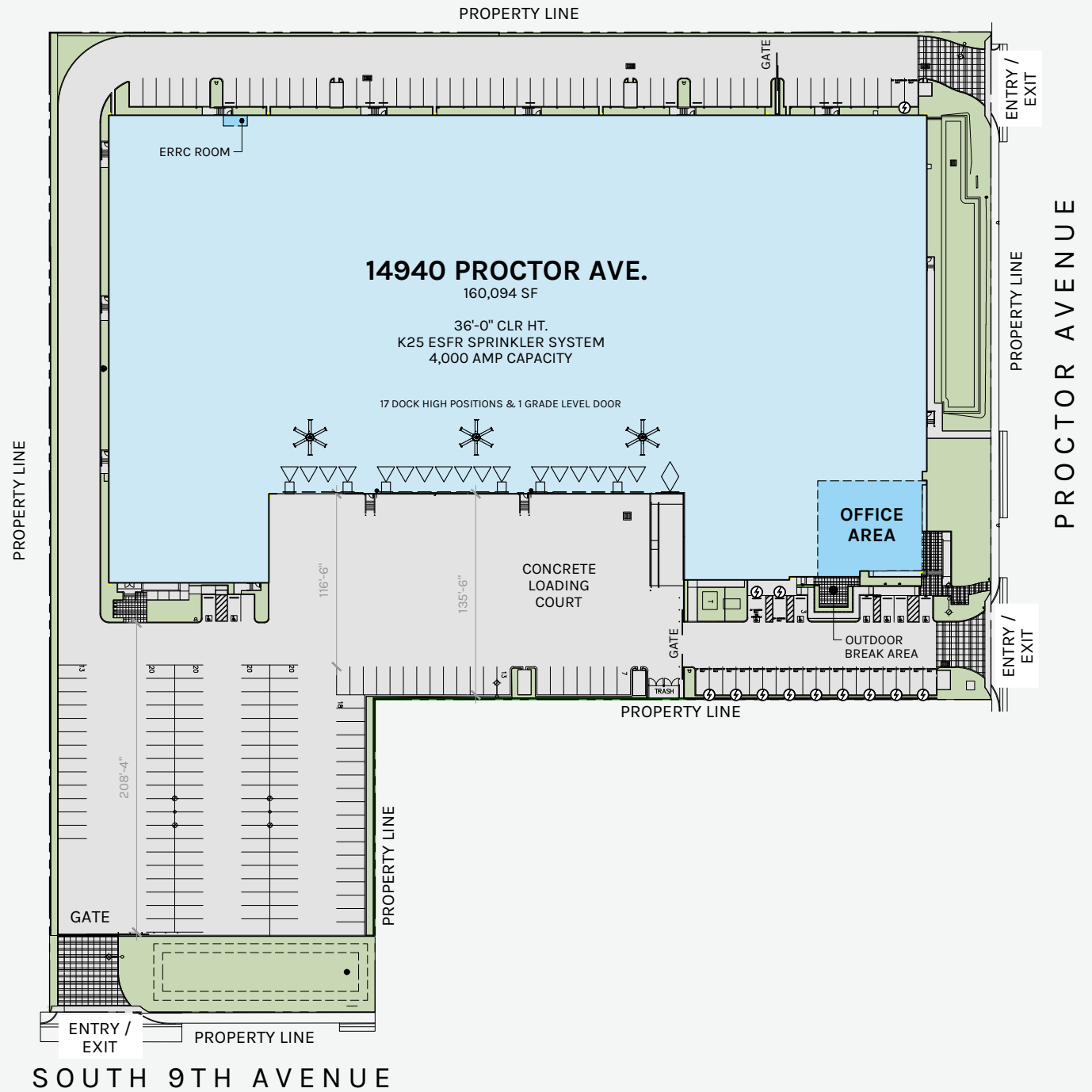
SITE PLAN

160,094 SF
TOTAL

152,429 SF
WAREHOUSE

7,665 SF
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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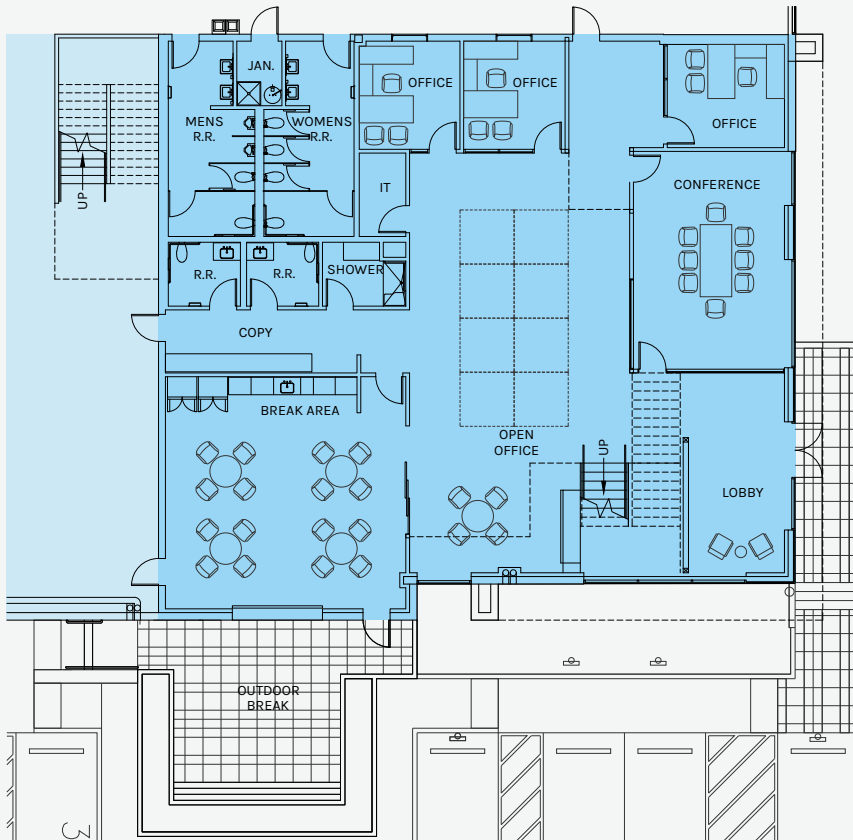


OFFICE FLOOR PLAN

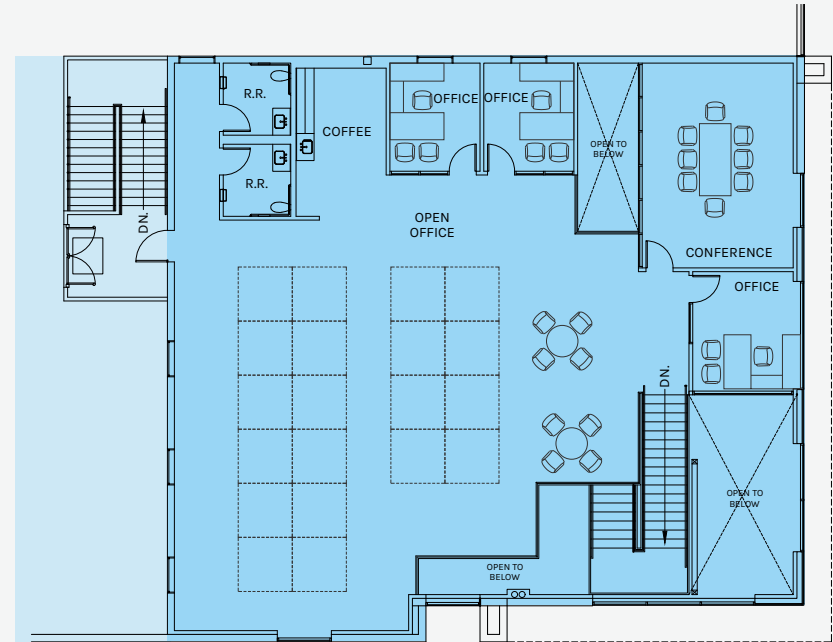
3,895 SF
FIRST FLOOR

3,770 SF
MEZZANINE

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FIRST FLOOR



MEZZANINE





14940 Proctor Avenue





LOCATION

1.5 Miles

CA-60 Freeway

3.9 Miles

I-10 Freeway

4.0 Miles

I-605 Freeway

12 Miles

I-5 Freeway

18 Miles

Downtown Los Angeles

27 Miles

Long Beach Airport

32 Miles

Ports of L.A. & L.B.

33 Miles

LAX





**Rexford
Industrial**

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