



**Class "A" City of Industry Warehouse
Rare 30' Clear Building
Immediate (60) Freeway Access
Fully Secured Yard with 44 DH Positions**

191,153 SF AVAILABLE FOR LEASE

WAREHOUSE DISTRIBUTION FACILITY | AVAILABLE FOR OCCUPANCY +/- JULY 1, 2025

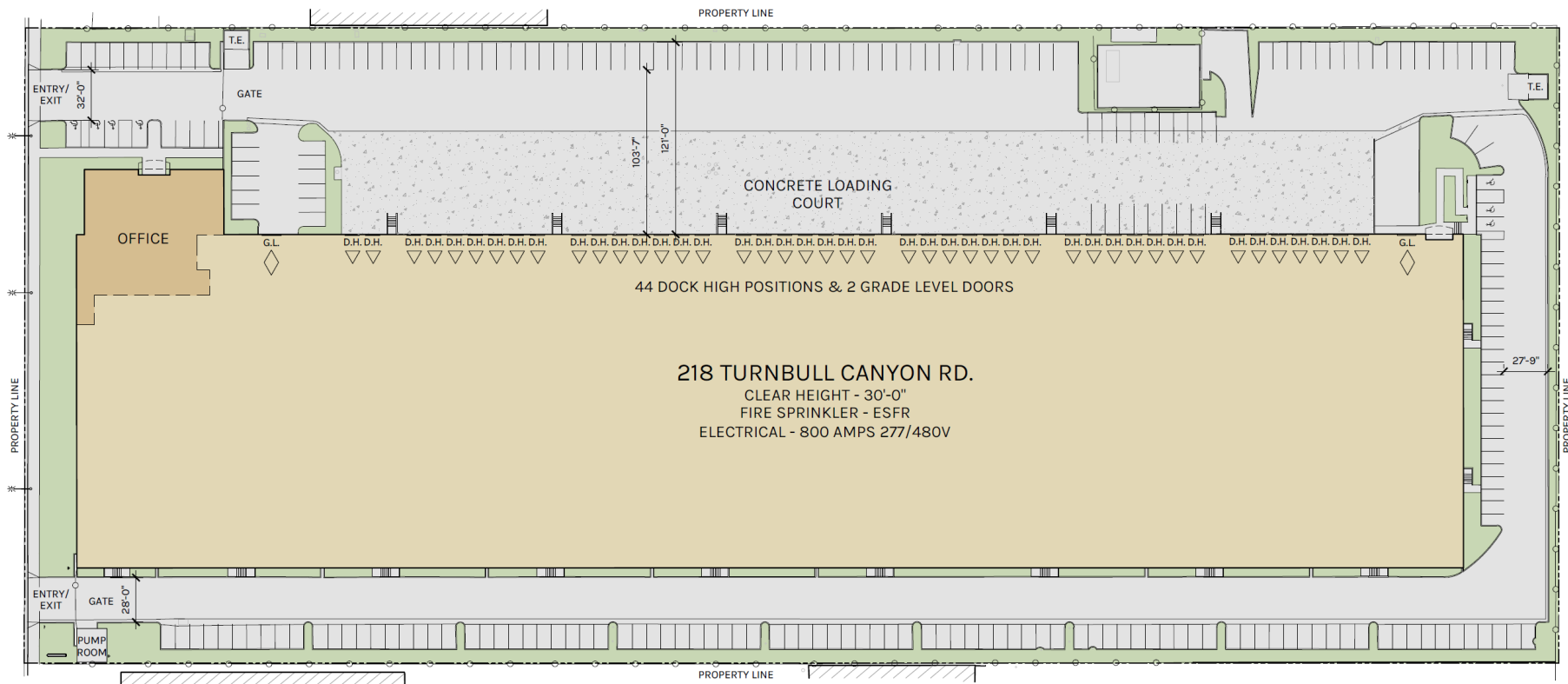
218 Turnbull Canyon Road | City of Industry, CA





PROPERTY HIGHLIGHTS

- 191,153 SF industrial warehouse
- 10,166 SF two-story offices
- 30' clear height
- 44 dock high loading positions
- 2 grade level doors
- Sprinklers: ESFR (K-17)
- Immediate (60) freeway access via 7th & Hacienda avenues
- Access to (60), (605), and (10) freeways
- Warehouse skylights & restrooms
- Secured yard, drive around building
- 800 Amps (277/480V)
- Guard shack



TOTAL PARKING: 242



SCALE: 1" = 70'-0"



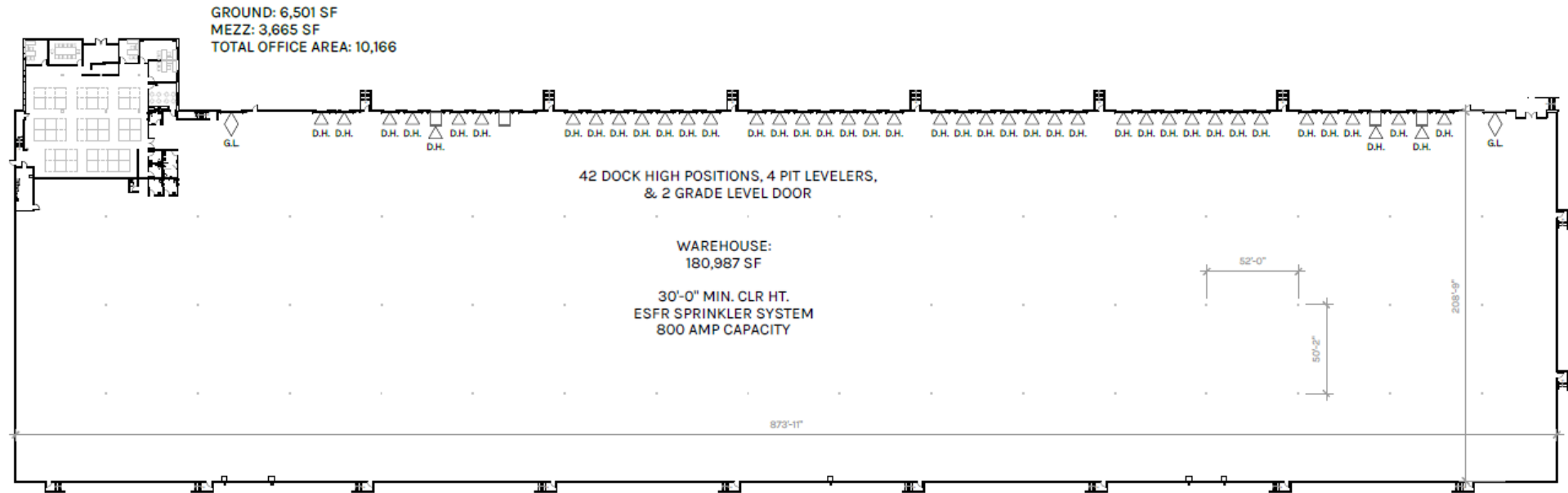
Rexford Industrial

WAREHOUSE
180,987 SF

OFFICE
10,166 SF

TOTAL
191,153 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON 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 PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



WAREHOUSE: 180,987 SF
MEZZANINE: 3,665 SF
OFFICE: 6,501 SF
TOTAL: 191,153 SF



SCALE: 1" = 60'-0"

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TOTAL
191,153 SF

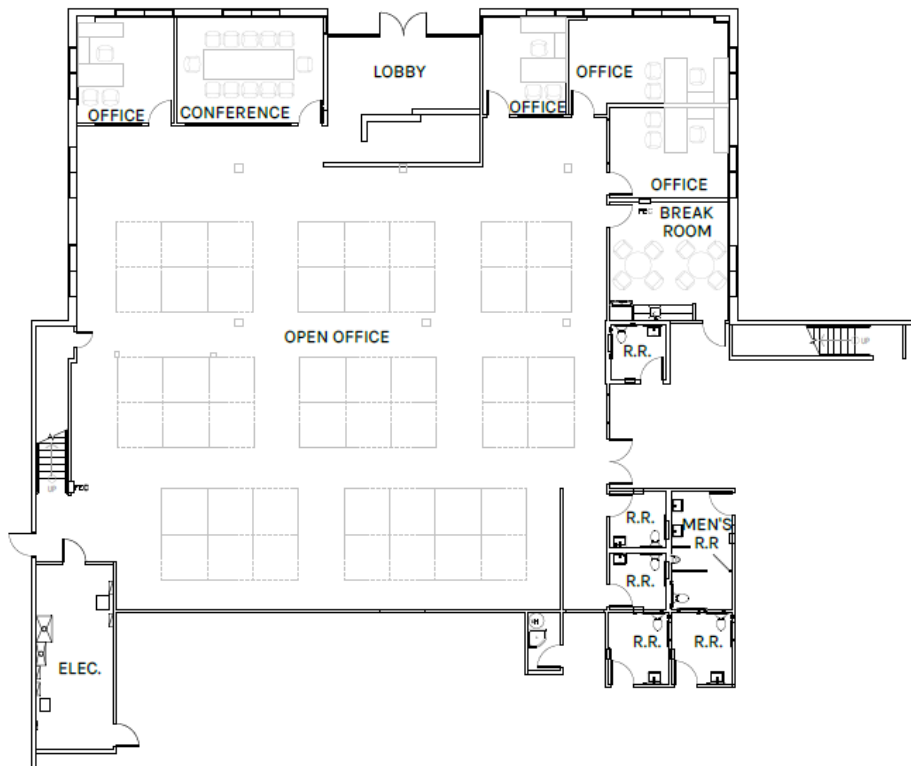


**Rexford
Industrial**

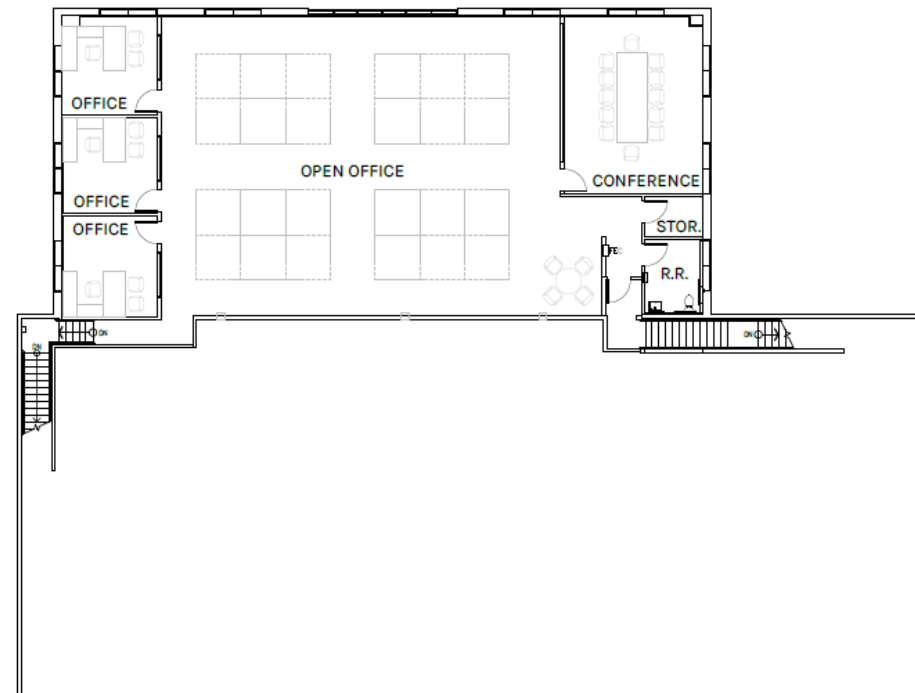


Office Floor Plans

Ground Floor



Mezzanine



WAREHOUSE

180,197 SF

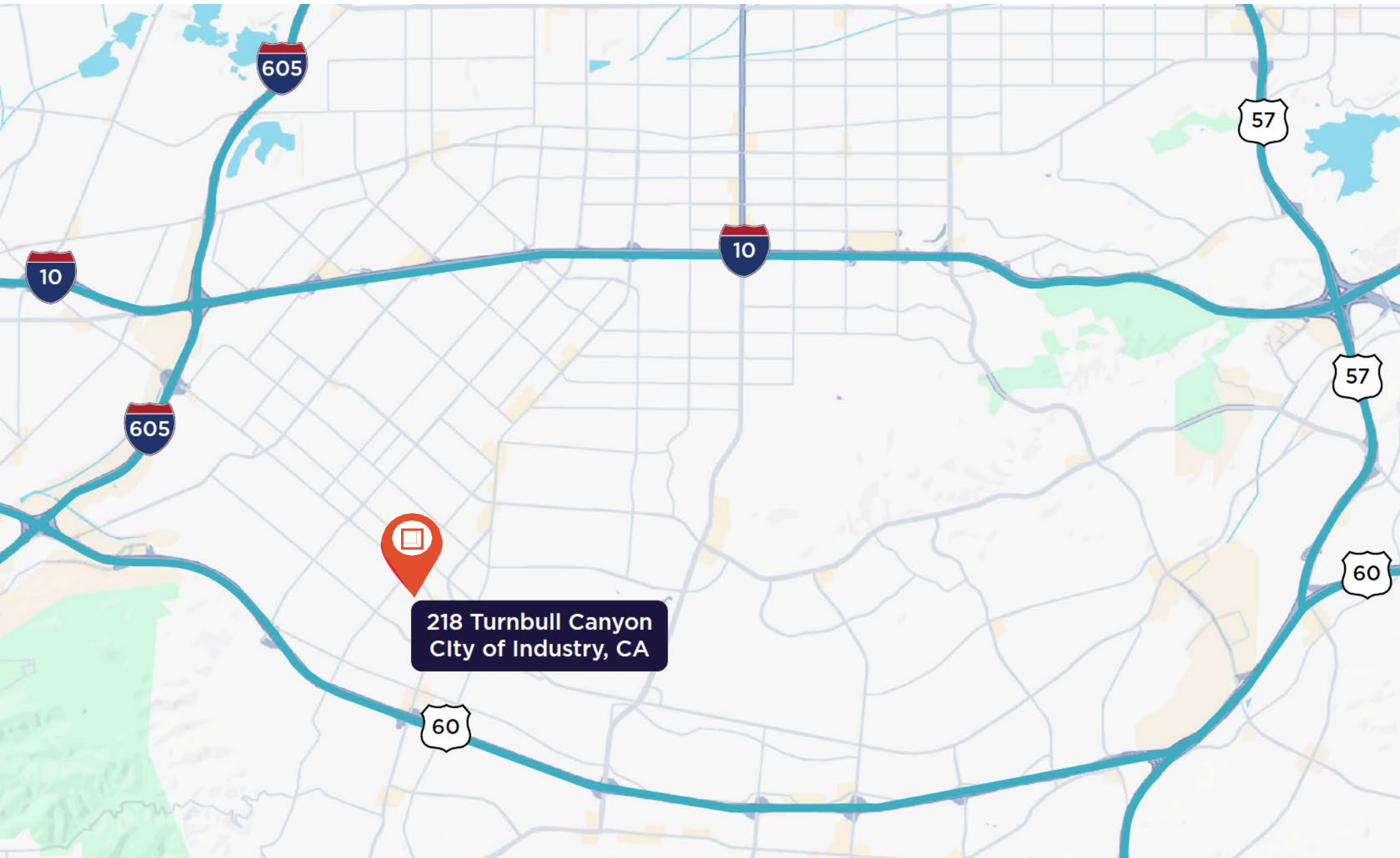
OFFICE

10,166 SF

TOTAL

191,153 SF

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**Rexford
Industrial**

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