



86,879 SF ON 4.41 ACRES AVAILABLE Q4 2022

PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE

15601 South Avalon Boulevard | Unincorporated LA County, CA 90248





Property Highlights

- 86,879 square feet
- 6,128 square feet of office
- 191,986 square feet of land
- 32' minimum warehouse clearance
- (9) dock high positions, (1) grade level door
- LED lighting (building and yard)
- ESFR sprinkler system (K-17)
- 3,000 Amps, 277/480V Power
- Building being constructed to achieve LEED Silver certification
- Available Q4 2022

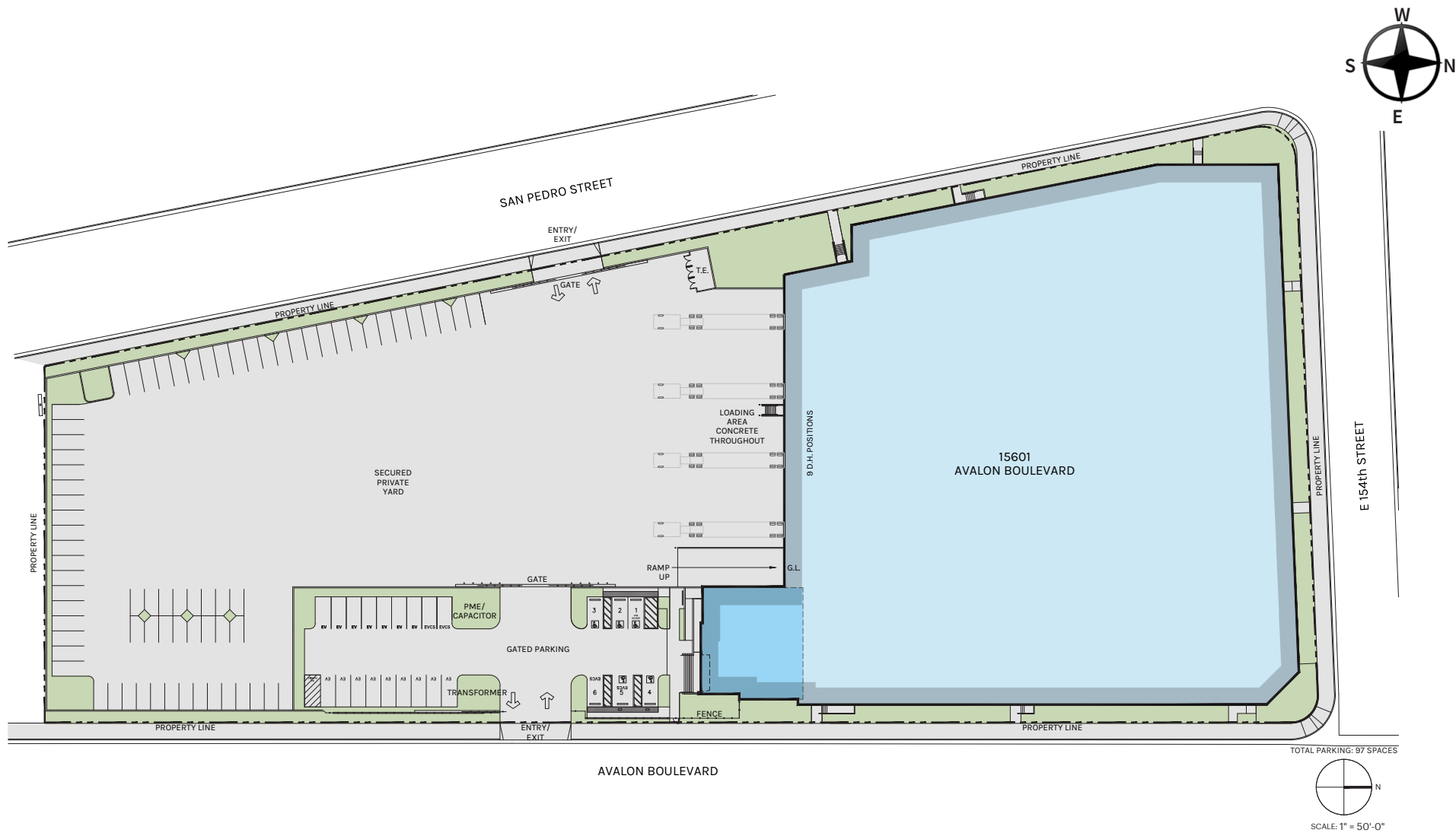




- State-of-the-art corporate office build out
- High image modern finishes



- Floor-to-ceiling windows
- Two-story open floor plan



WAREHOUSE
80,751 SF

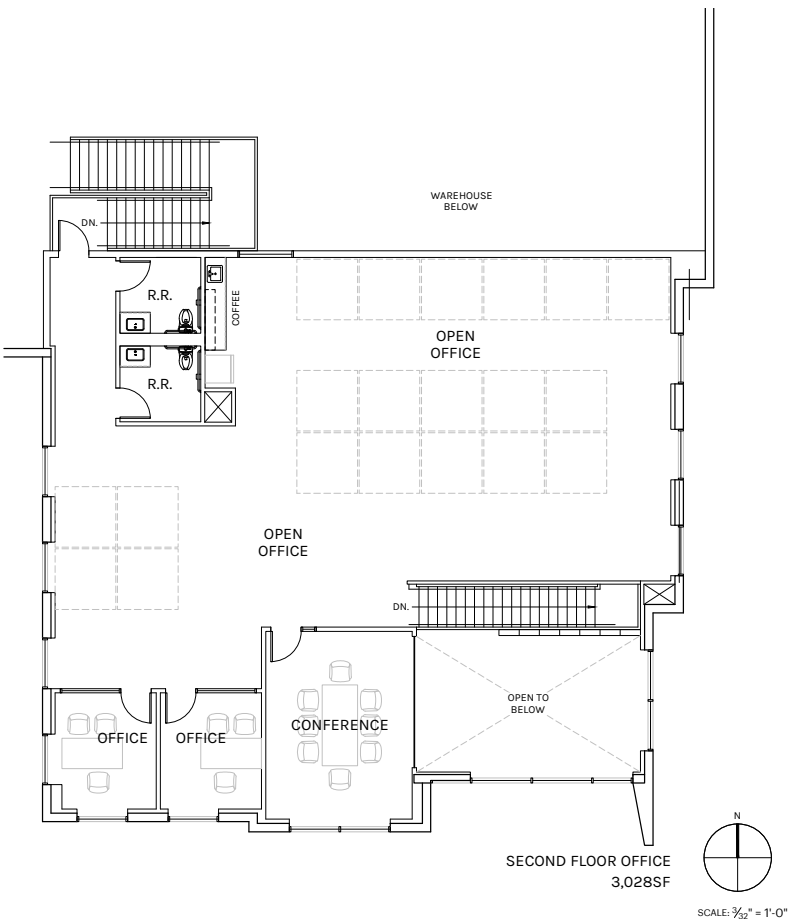
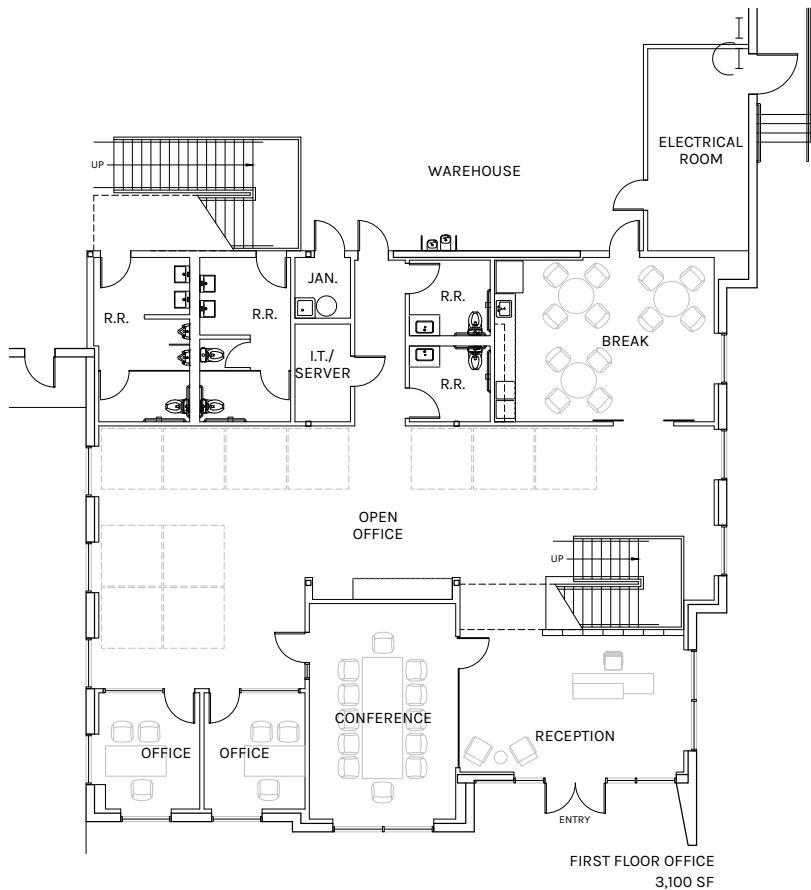
OFFICE
6,128 SF

TOTAL
86,879 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.



OFFICE PLAN
6,128 SF

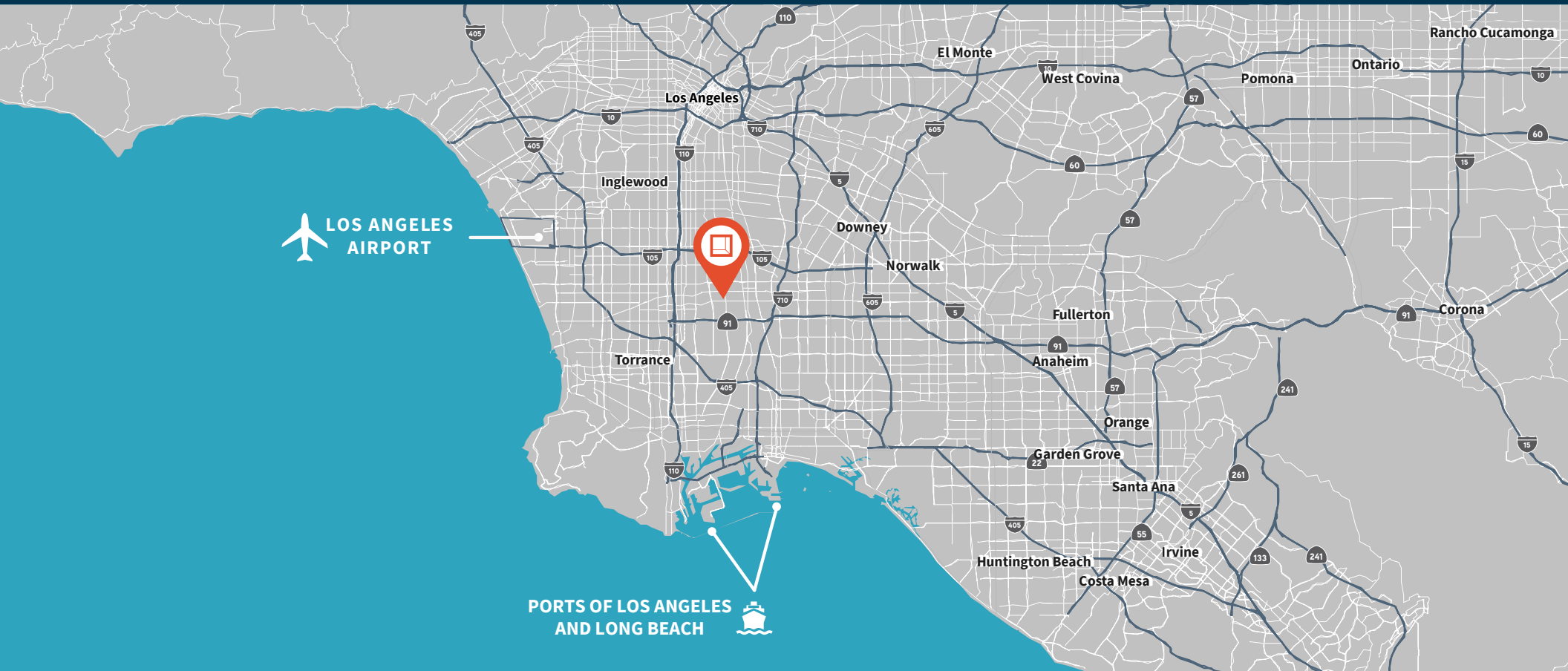


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Location Highlights

- Same day serviceability to all of Los Angeles County
- Immediate access to 91, 110, 405, 710 and 105 Freeways
- Proximity to multiple parcel delivery hubs
- Less than (11) miles to the Ports of Los Angeles and Long Beach
- Less than (10) miles to Los Angeles International Airport

1.4 Miles
to I-110

10 Miles
to LAX

13 Miles
to Long Beach
Airport

1.5 Miles
to I-91

11 Miles
to Port of LB and LA

1.4 Miles
to UPS Hub

3.5 Miles
to I-405

12 Miles
to DTLA

2.8 Miles
to FedEx Hub



**Rexford
Industrial**

LEASING CONTACTS

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