



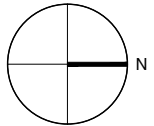
PLAN LEGEND

- EV CHARGING STATION SYMBOL
- GRADE LEVEL DOOR SYMBOL
- DOCK HIGH DOOR SYMBOL

Ben Martin

Michael McKenna

Erin Thrash



SCALE: 1" = 50'-0"



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.

21515 S. Western Ave. Torrance

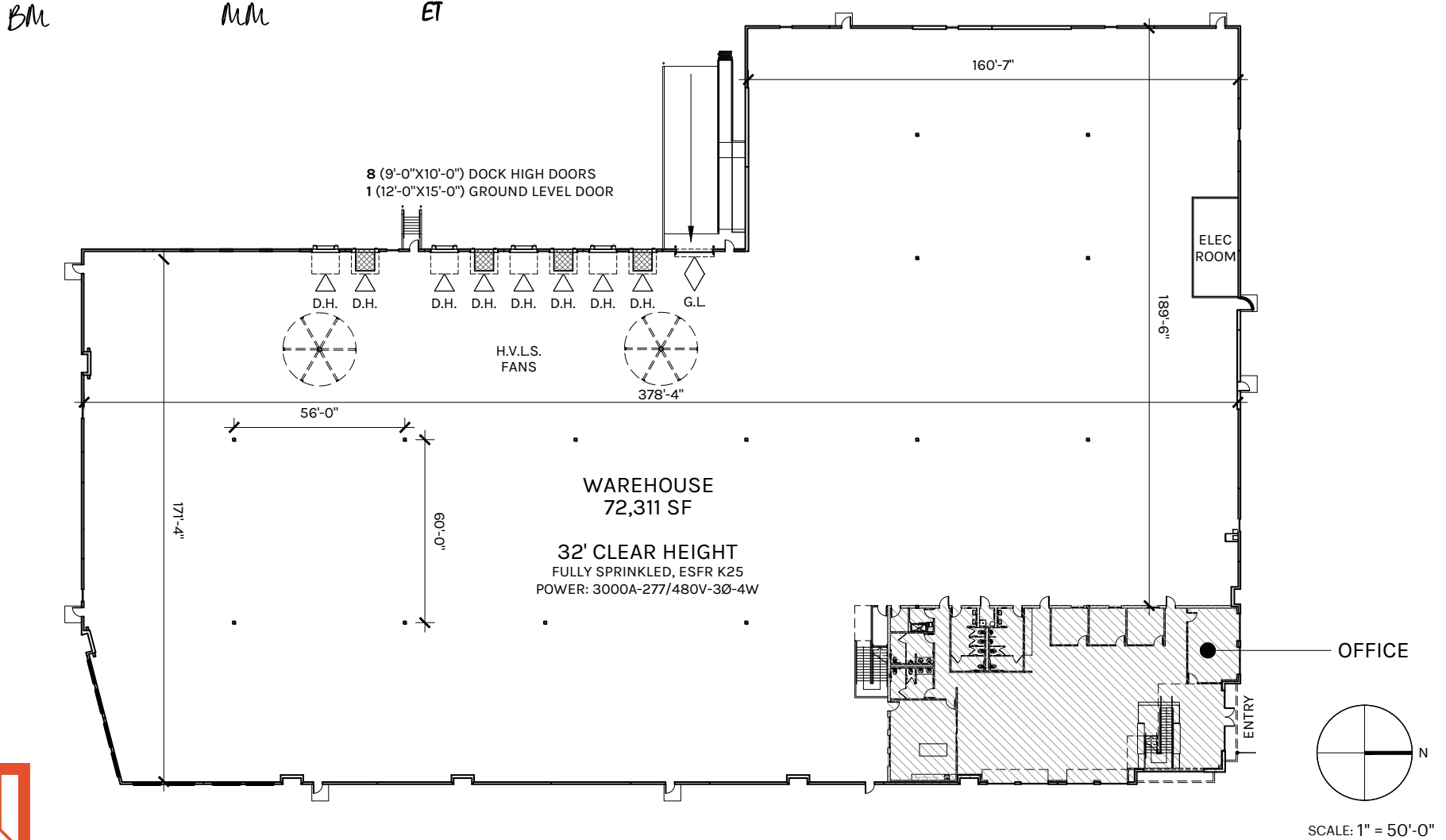
OVERALL FLOOR PLAN 83,740 SF

WAREHOUSE: 72,311 SF

GROUND FLOOR OFFICE: 5,843 SF

MEZZANINE OFFICE: 5,586 SF

TOTAL: 83,740 SF



**Rexford
Industrial**

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GROUND FLOOR OFFICE

5,843 SF

WAREHOUSE: 72,311 SF

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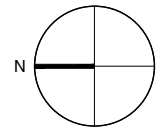
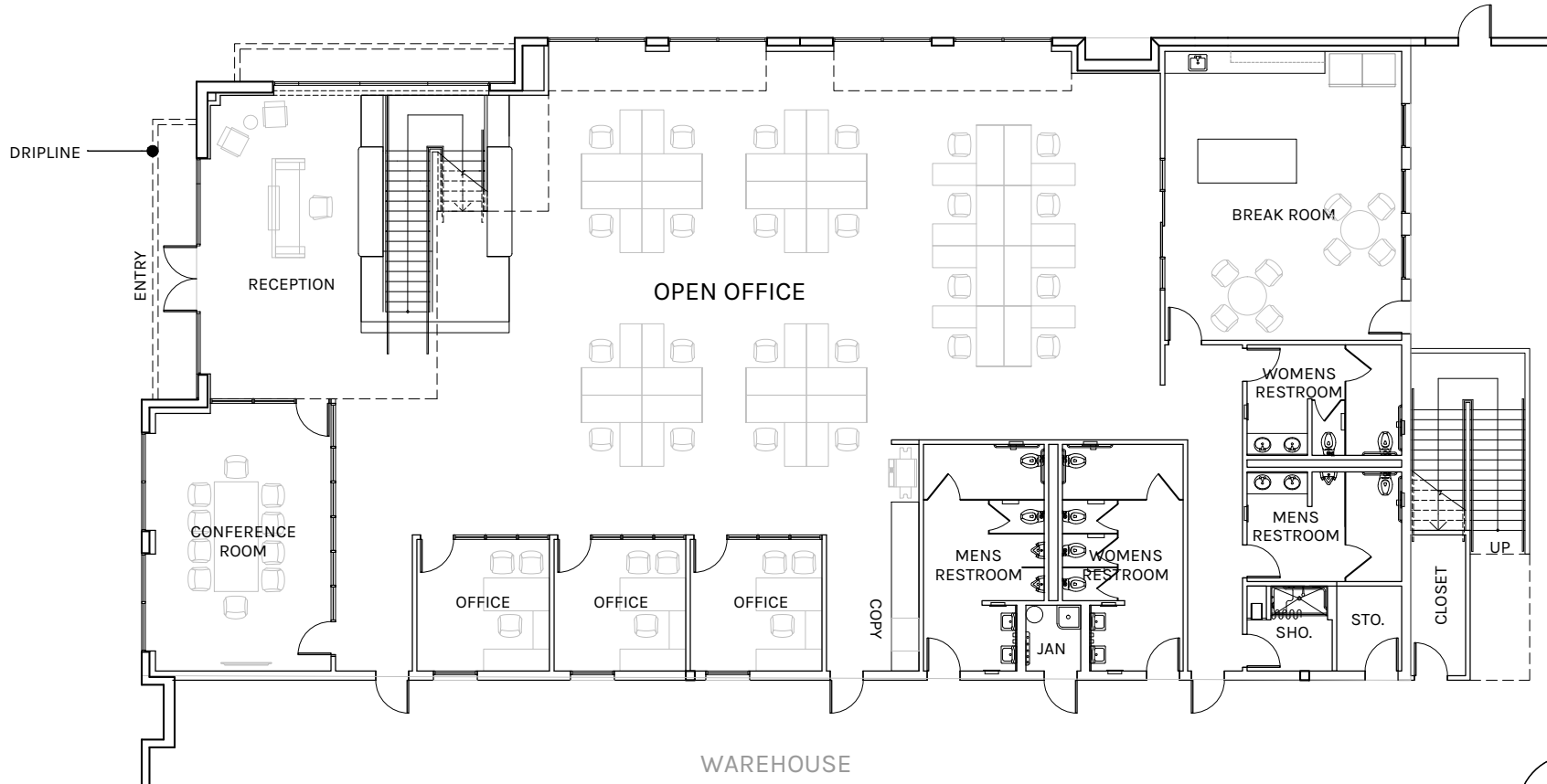
MEZZANINE OFFICE: 5,586 SF

TOTAL: 83,740 SF

BM

MM

ET



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WAREHOUSE: 72,311 SF

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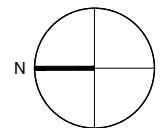
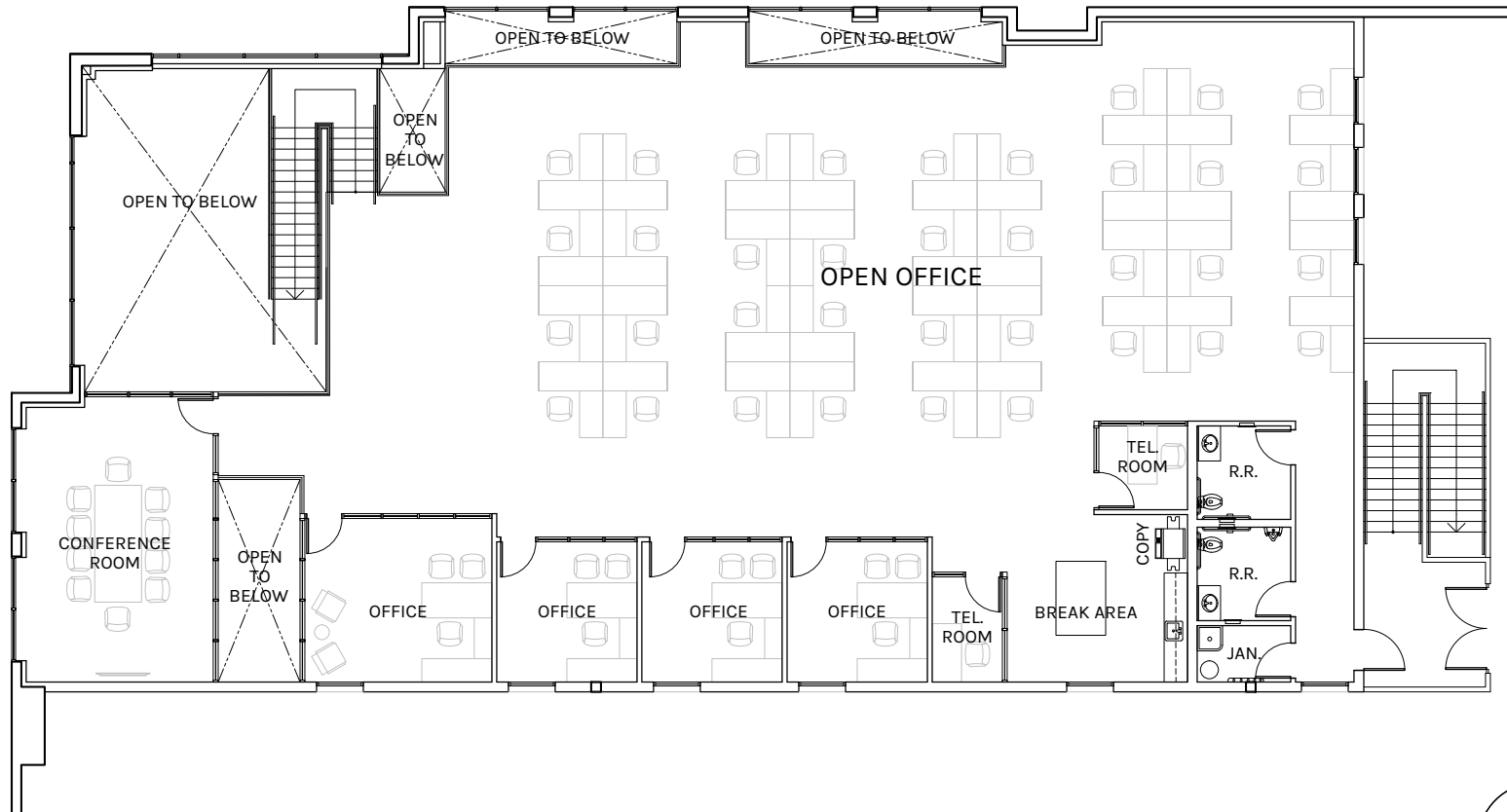
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21515 S. Western Ave. Torrance

PROJECT DATA

ADDRESS: 21515 S. WESTERN AVE
TORRANCE, CA 90501

ELECTRICAL: 3000A CAPACITY-277/480V-3Ø-4W
GAS: STUBBED TO BUILDING FOR FUTURE

TOTAL BUILDING SF: 83,740 SF

WAREHOUSE SF: 72,311 SF

OFFICE SF: 11,429 SF

GROUND FLOOR OFFICE: 5,843 SF

MEZZANINE OFFICE: 5,586 SF

TOTAL AUTO PARKING REQUIRED: 96

TOTAL AUTO PARKING PROVIDED: 112

EV AUTO CHARGING STALLS: 9

FUTURE EV STALLS: 16

(INFRASTRUCTURE IN PLACE FOR FUTURE EV CONVERSION)

ZONING: 44.4%

LAND ACRES/ SF: 4.0 AC / 175,623 SF

FIRE PROTECTION: ESRF
CLEAR HEIGHT: 32 FT.

BM

WAREHOUSE SLAB: 6" THICK, 4000 PSI

MM

DOCK HIGH DOORS: 8 (4 PIT LEVELERS & 4 EDGE OF DOCK LEVELERS)

GRADE LEVEL DOORS: 1

D.H. POSITIONS: 8

ET

G.L. POSITIONS: 1

LEED/ESG FEATURES: LEED GOLD

- HVLS FANS
- TOUCHLESS PLUMBING FIXTURES
- ELECTRICAL OUTLETS AT EACH D.H. DOOR
- NEGATIVE ION GENERATORS & UV LIGHTS ON OFFICE HVAC SYSTEM
- THERMOSTATS & TIMERS ON WAREHOUSE EXHAUST FANS FOR NIGHT FLUSHING OF WAREHOUSE
- LED LIGHTING THROUGHOUT WITH OCCUPANCY & MOTION SENSORS

- WATER BOTTLE FILLING STATION
- 9 EV CHARGERS
- TPO ROOFING w/ HIGH SOLAR REFLECTIVITY VALUE
- 100% SITE PAVING IN CONCRETE
- NATIVE DROUGHT TOLERANT LANDSCAPE ALL ON DRIP SYSTEM
- 100% OF EXISTING BUILDING MATERIALS TO BE RECYCLED AND USED IN NEW CONSTRUCTION
- SHOWER IN OFFICE



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