

**Class A, 32' Clear Warehouse  
Excellent Whittier Location  
Access to (605), (60), (10) & (5) Freeways  
Secured Yard with 52 DH Positions**

**304,708 SF AVAILABLE FOR LEASE**

**WAREHOUSE DISTRIBUTION FACILITY | AVAILABLE JANUARY 1, 2027**

**3931 Workman Mill Road, Whittier, CA**

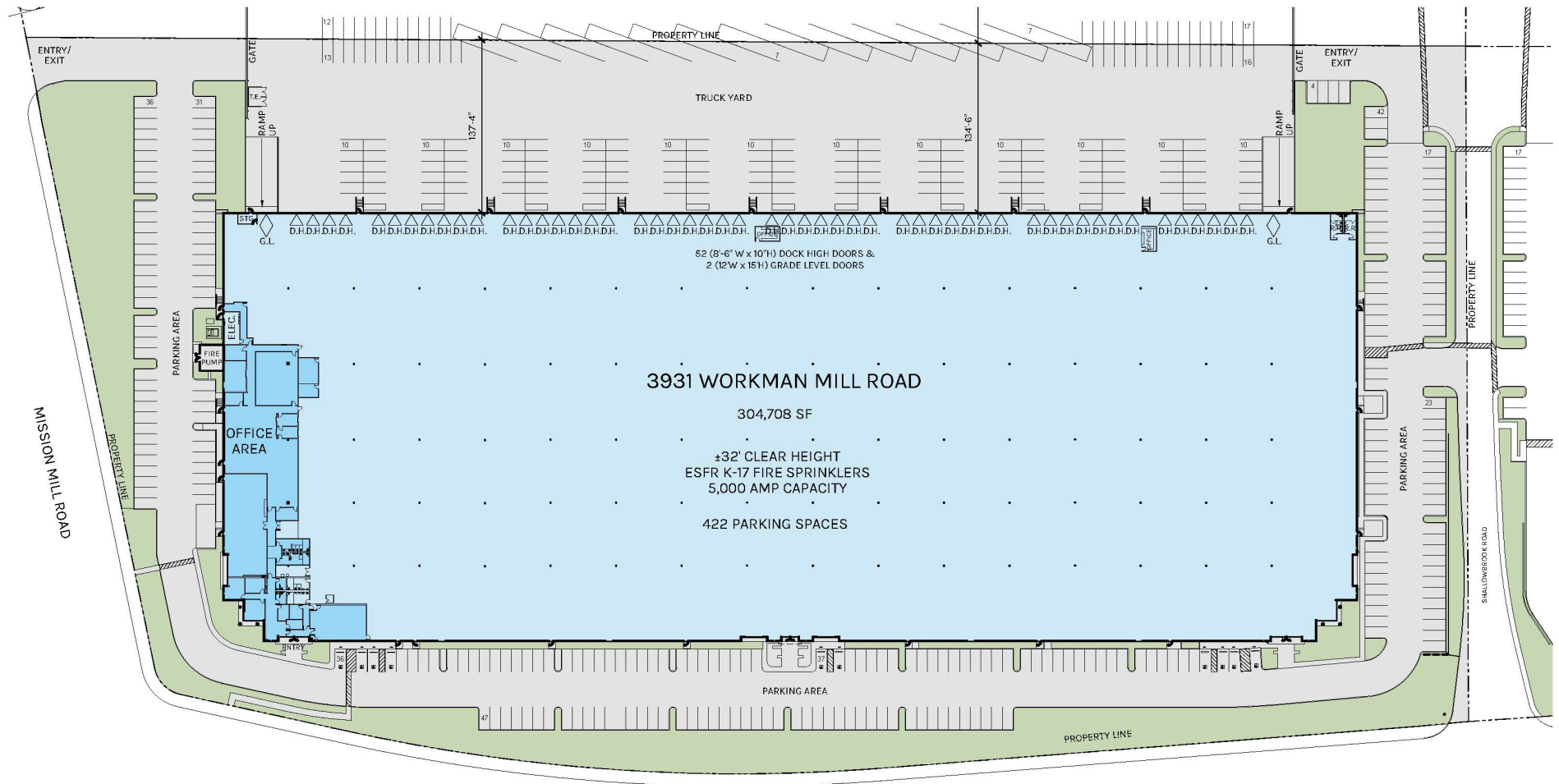








## PROPERTY HIGHLIGHTS

- Industrial Warehouse: 289,670 SF
- Ground Floor Office: 15,038 SF
- Land Acres / SF: 14 Acres / 610,301 SF
- 32' clear height
- Dock High Doors: 52  
(9 pit levelers, 43 edge of dock levelers)
- Grade Level Doors: 2
  - Grade Level Positions: 2
- Total Auto Parking Provided: 422
- Zoning: M-1 (Light manufacturing, no warehouse restrictions)
- Immediate (605) freeway access via Rose Hills Road
- Access to (605), (60), (10) and (5) freeways
- Secured yard area
- Sprinklers: ESFR, K-17 fire sprinkler heads
- Electrical: 5,000 Amp Capacity (277/480V)



### PLAN LEGEND

G.L. 	GRADE LEVEL DOOR
D.H. 	DOCK HIGH DOOR

WORKMAN MILL ROAD



SCALE: 1" = 200'-0"

**WAREHOUSE**  
**289,670 SF**

**OFFICE**  
**15,038 SF**

**TOTAL**  
**304,708 SF**

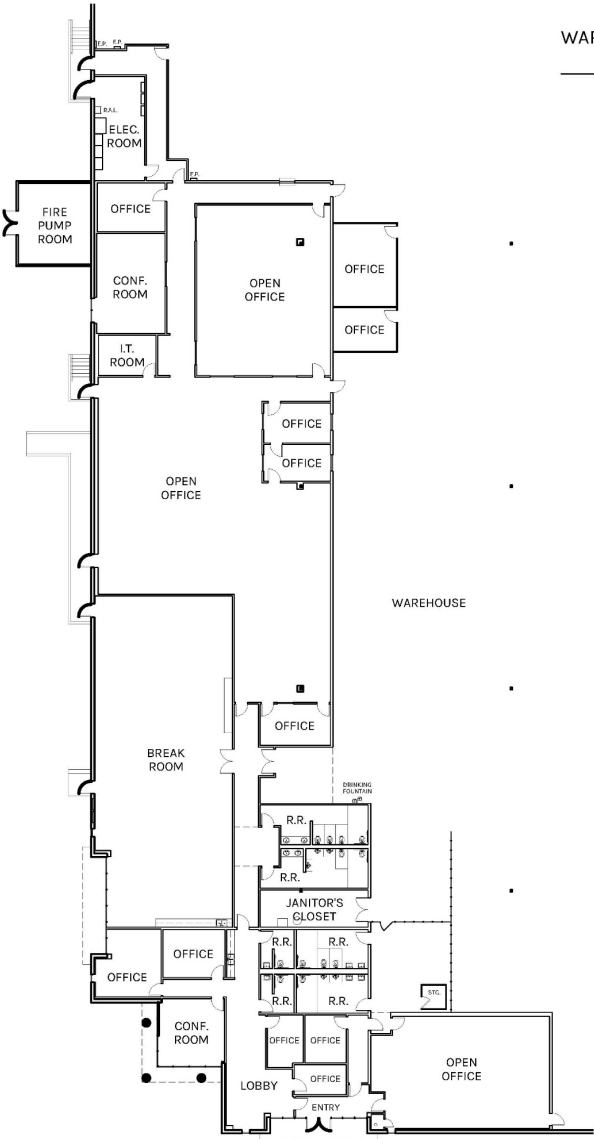
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.





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WAREHOUSE: 289,670 SF  
OFFICE: 15,038 SF  
TOTAL: 304,708 SF



SCALE: 1/8" = 1'-0"

**WAREHOUSE**  
**289,670 SF**

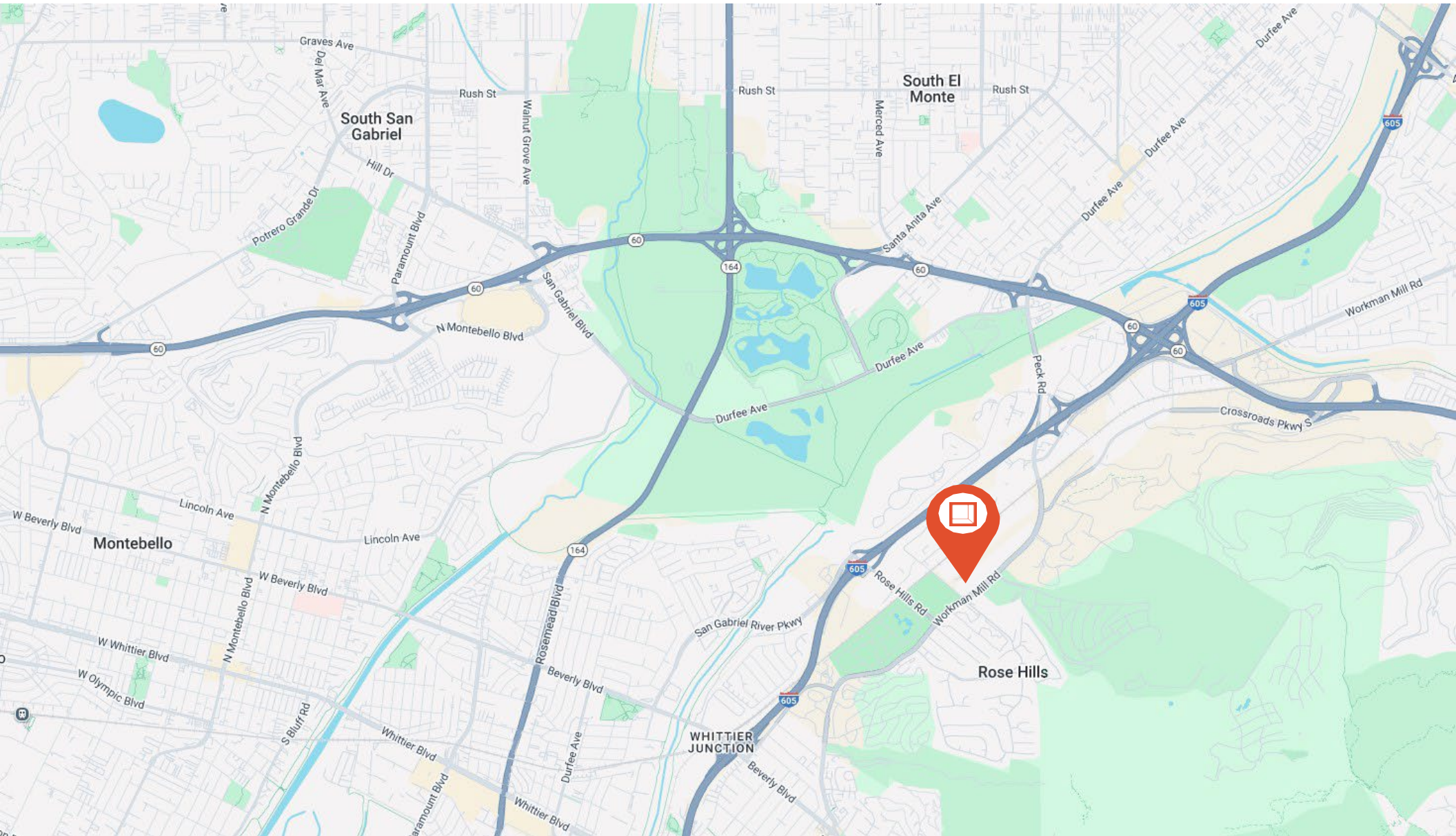
**OFFICE**  
**15,038 SF**

**TOTAL**  
**304,708 SF**

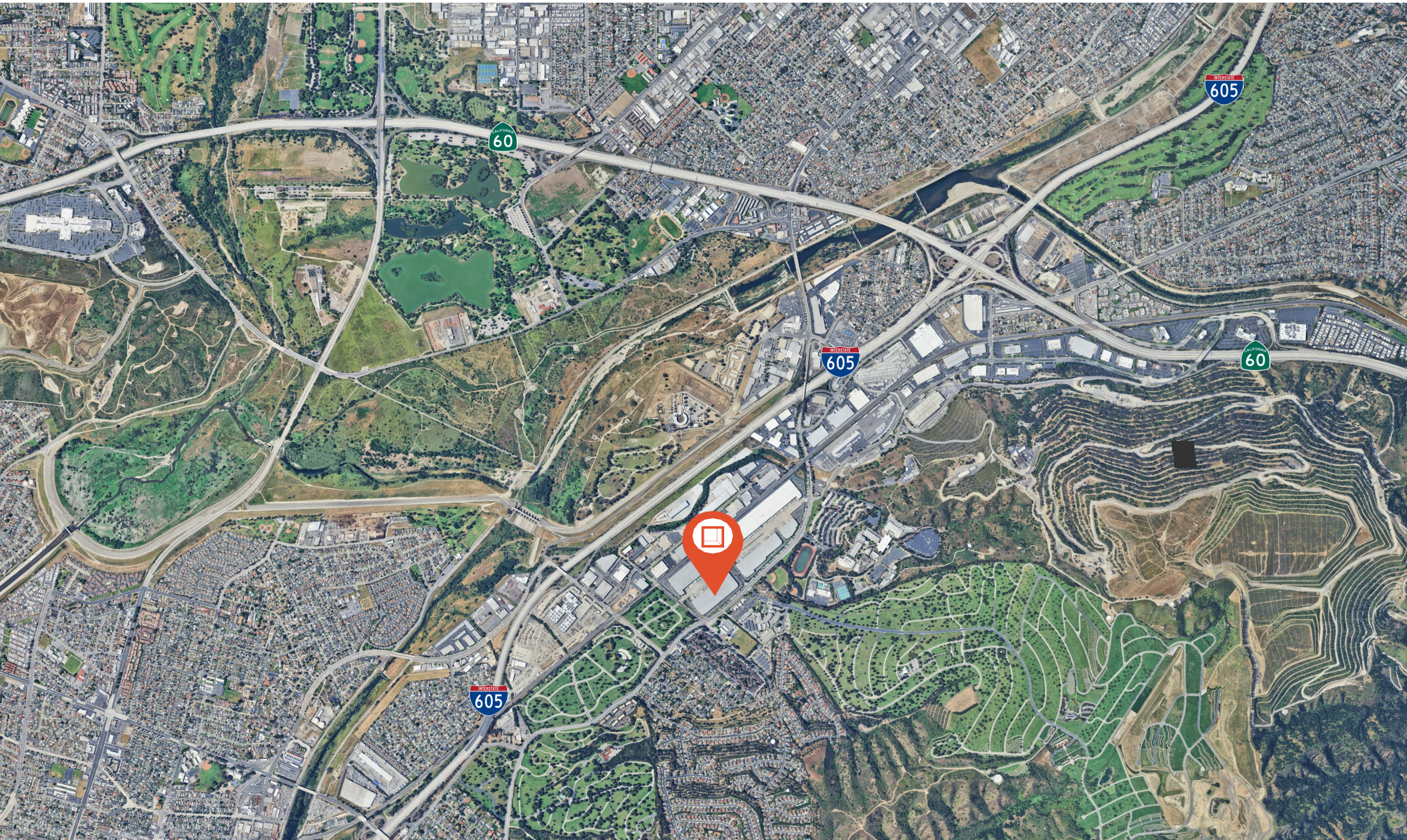
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# Property Location

3931 Workman Mill Rd











**Rexford  
Industrial**

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