

**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

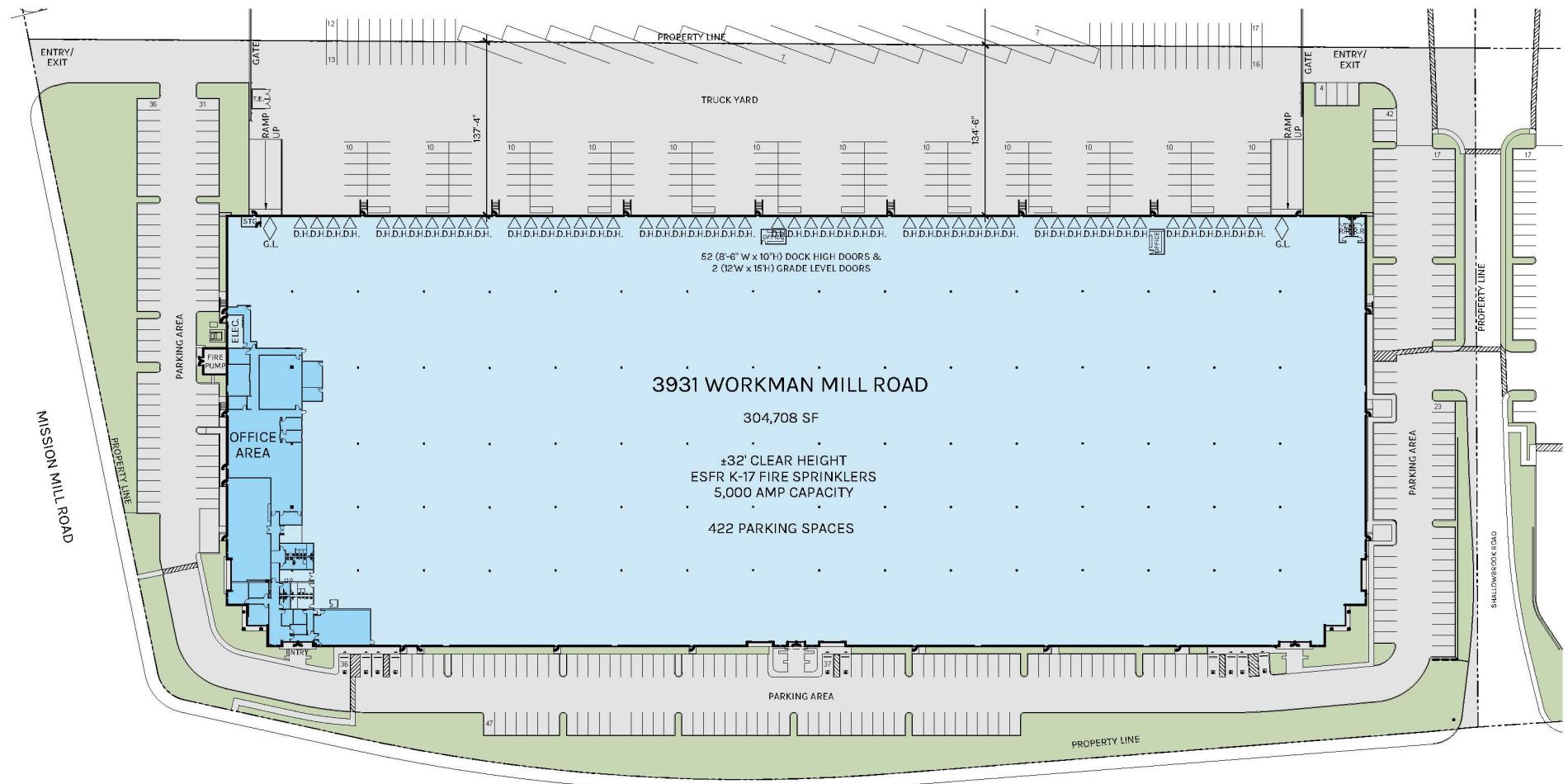


PROPERTY HIGHLIGHTS

- 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)

Site Plan

3931 Workman Mill Rd



PLAN LEGEND

G.L.
GRADE LEVEL DOOR

R.H. DOCK HIGH DOOR

WAREHOUSE 289,670 SF

OFFICE 15,038 SF

**TOTAL
304,708 SF**

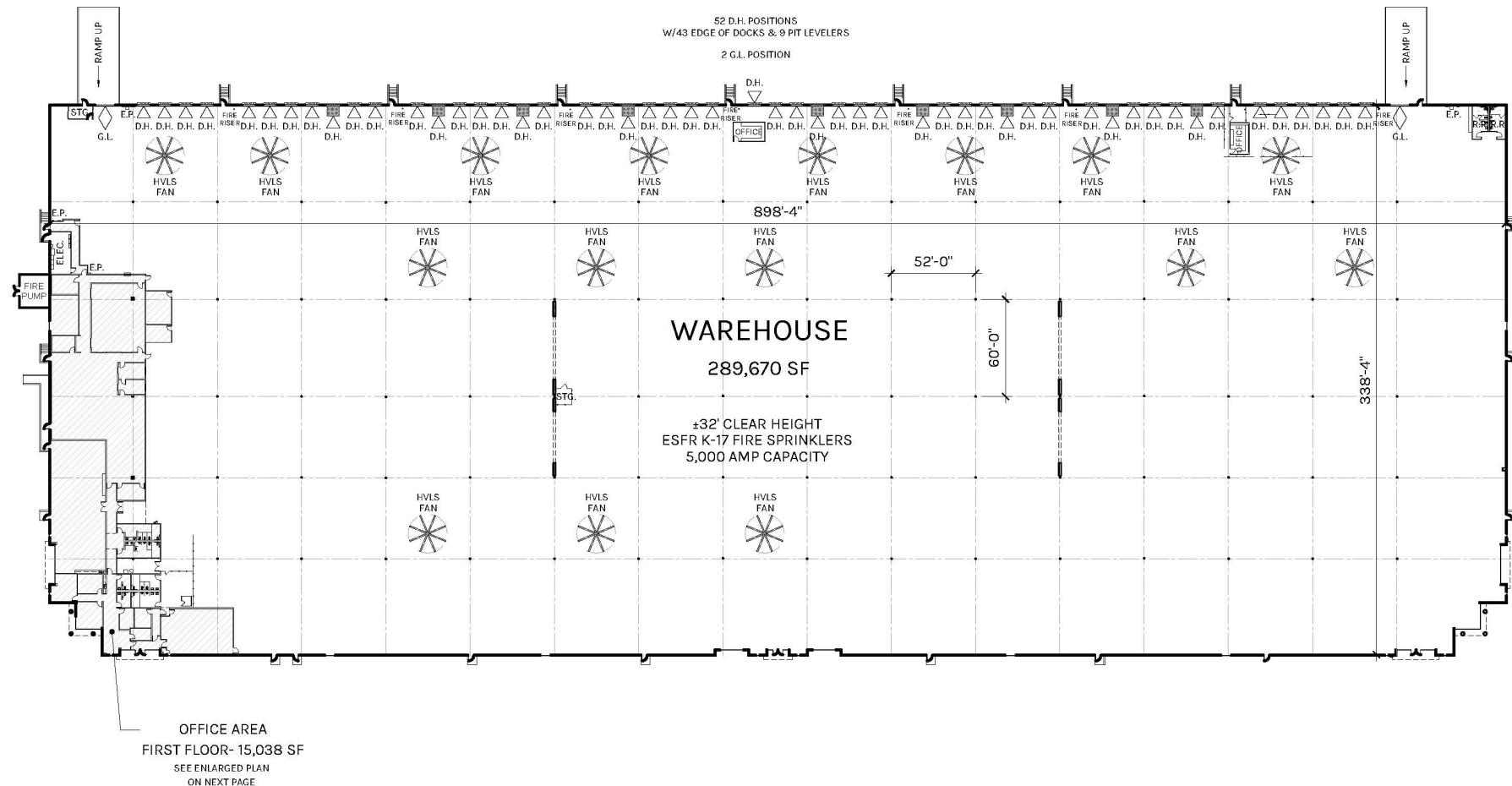
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND
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BE ACCURATE, HOWEVER TENANT SHOULD VERIFY
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SCALE: 1" = 200' 0"

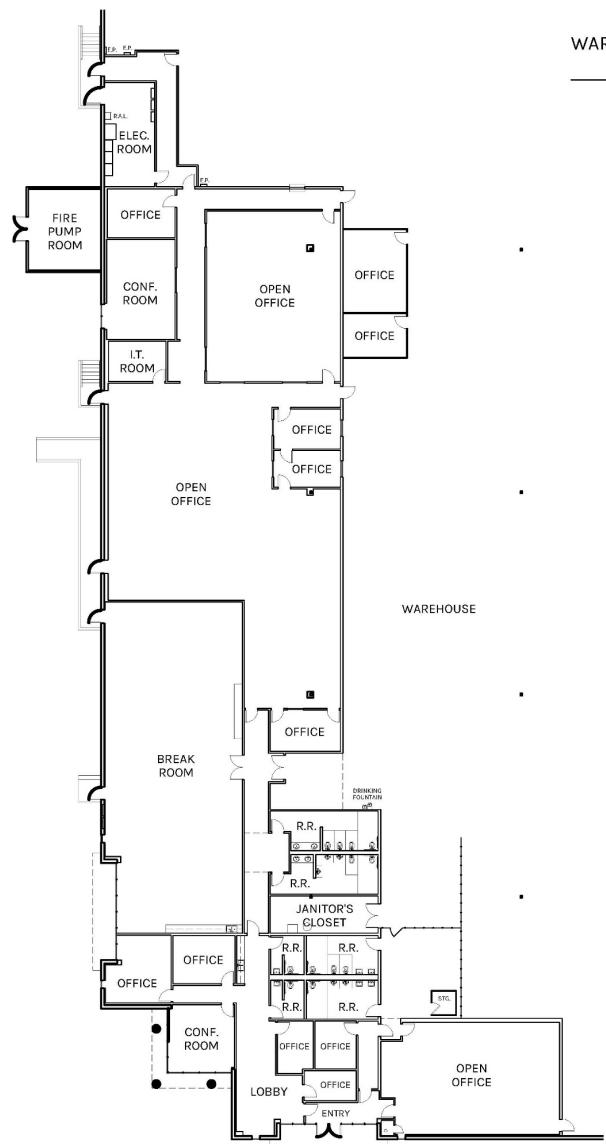
Overall Floor Plan

3931 Workman Mill Rd



Office Plan

3931 Workman Mill Rd



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

WAREHOUSE
289,670 SF

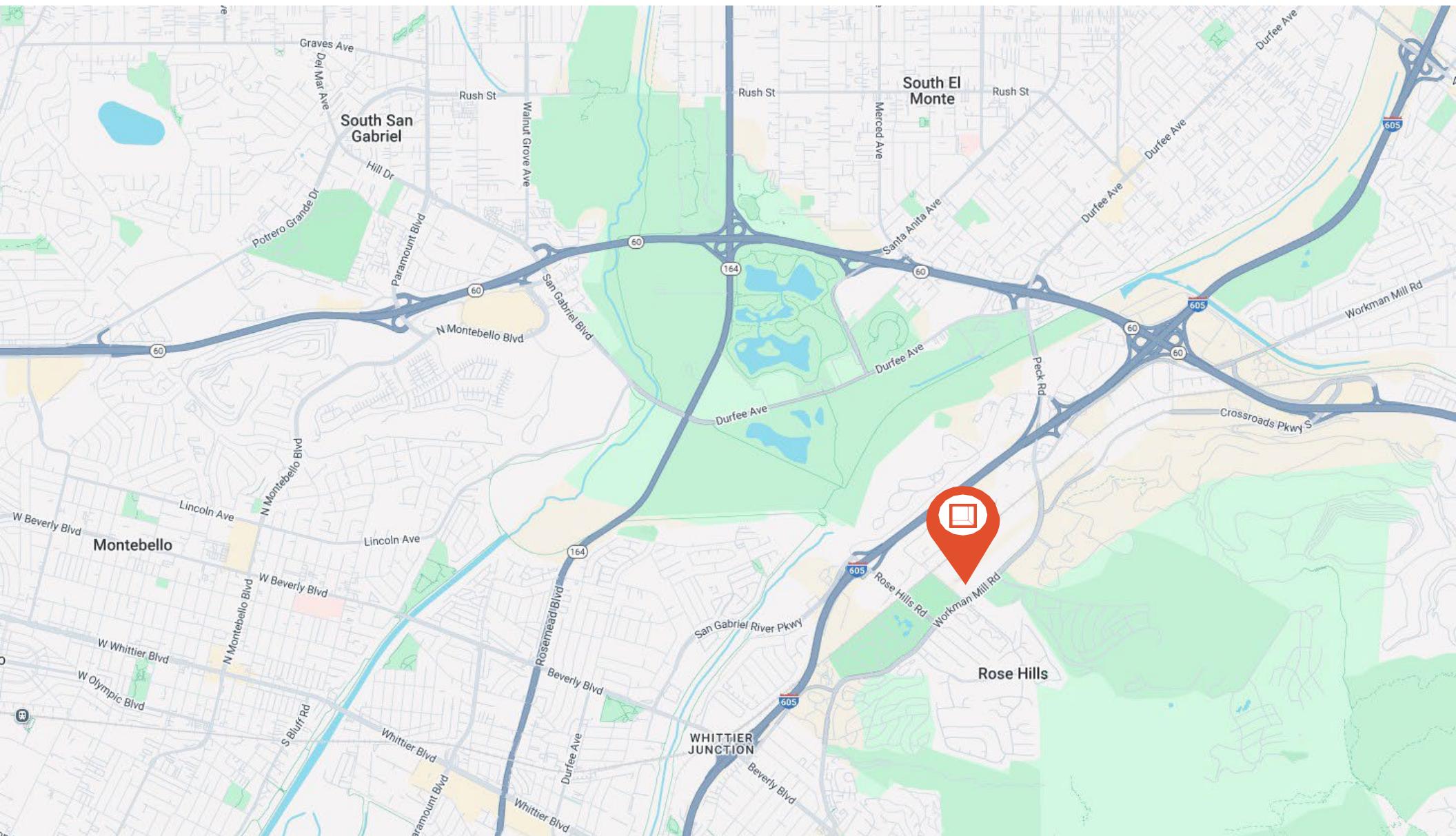
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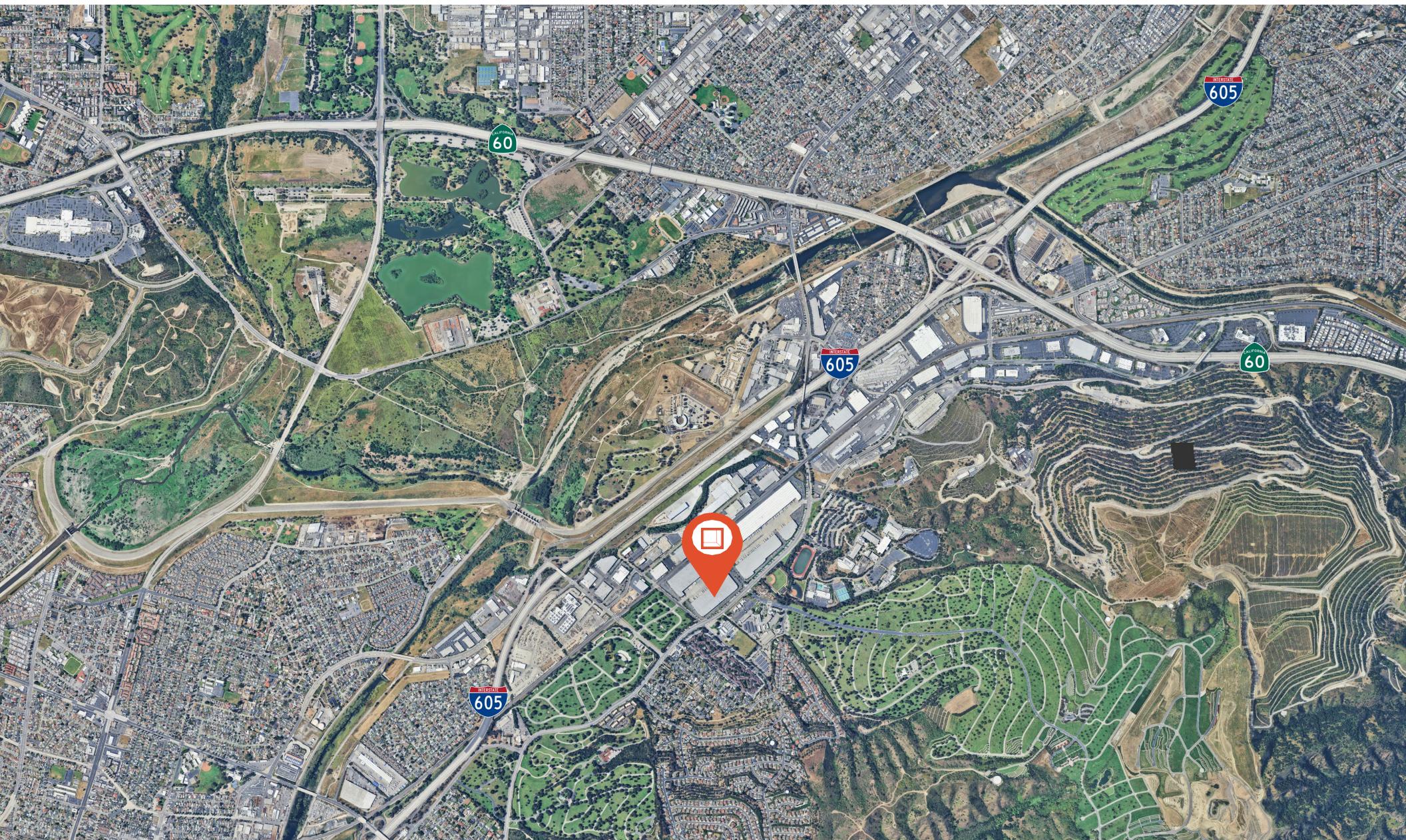
Property Location

3931 Workman Mill Rd



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**Rexford
Industrial**

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