

**Class A, 30' 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**

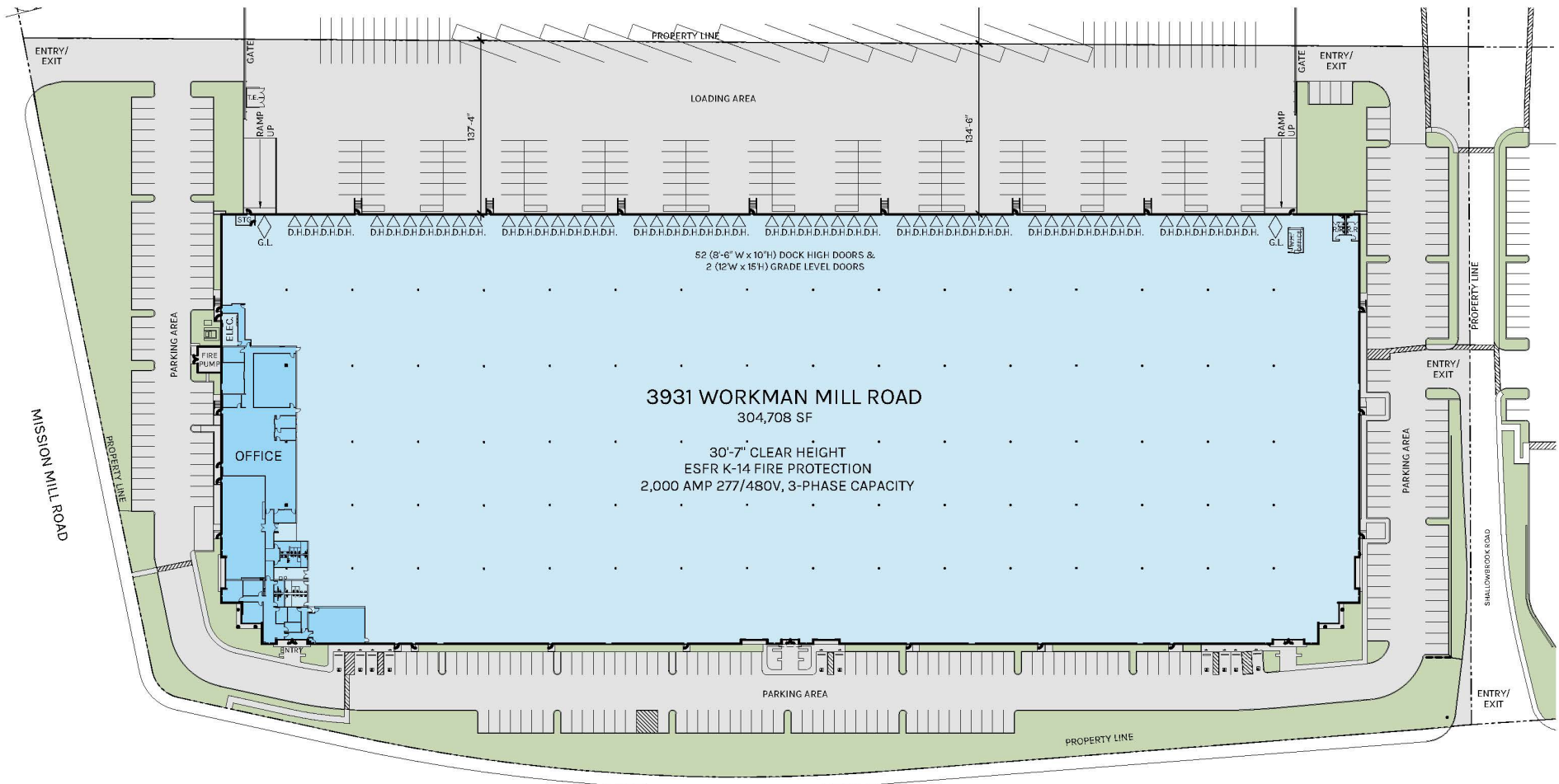
**3931 Workman Mill Road, Whittier, CA**







## PROPERTY HIGHLIGHTS

- Industrial Warehouse: 290,183 SF
- Ground Floor Office: 14,525 SF
- Land Acres / SF: 14 Acres / 610,301 SF
- 30'-7' 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: 426
- 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-14 fire sprinkler heads
- Electrical: 2,000 AMP capacity (277/480V) Tenant to Verify



**PLAN LEGEND**

-  GRADE LEVEL DOOR
-  DOCK HIGH DOOR

WORKMAN MILL ROAD

AUTO PARKING: 426 STALLS



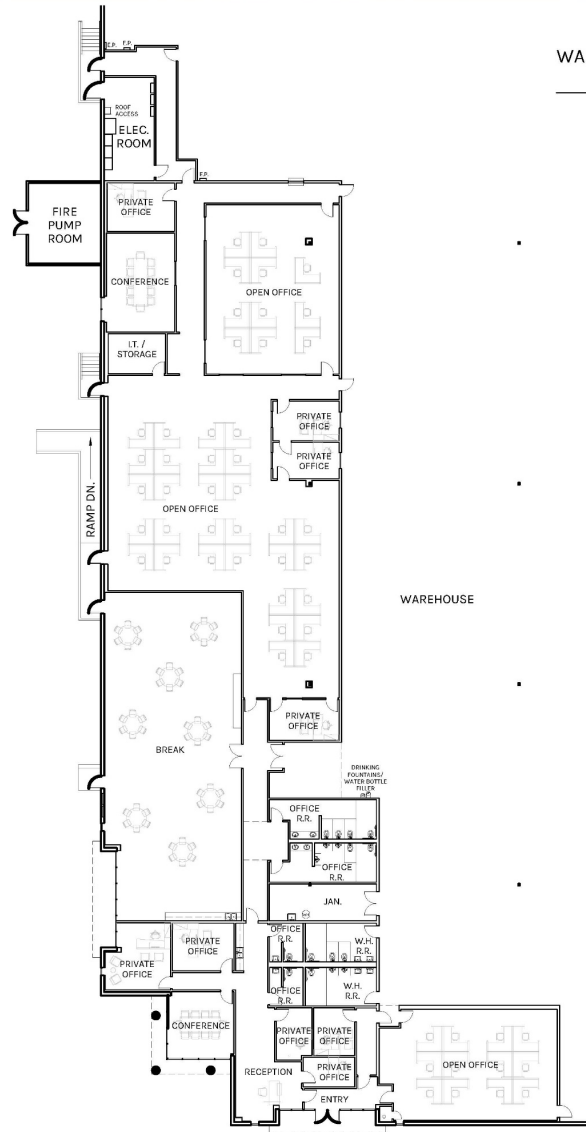
**WAREHOUSE**  
290,183 SF

**OFFICE**  
14,525 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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OFFICE: 14,525 SF  
TOTAL: 304,708 SF

**WAREHOUSE**  
290,183 SF

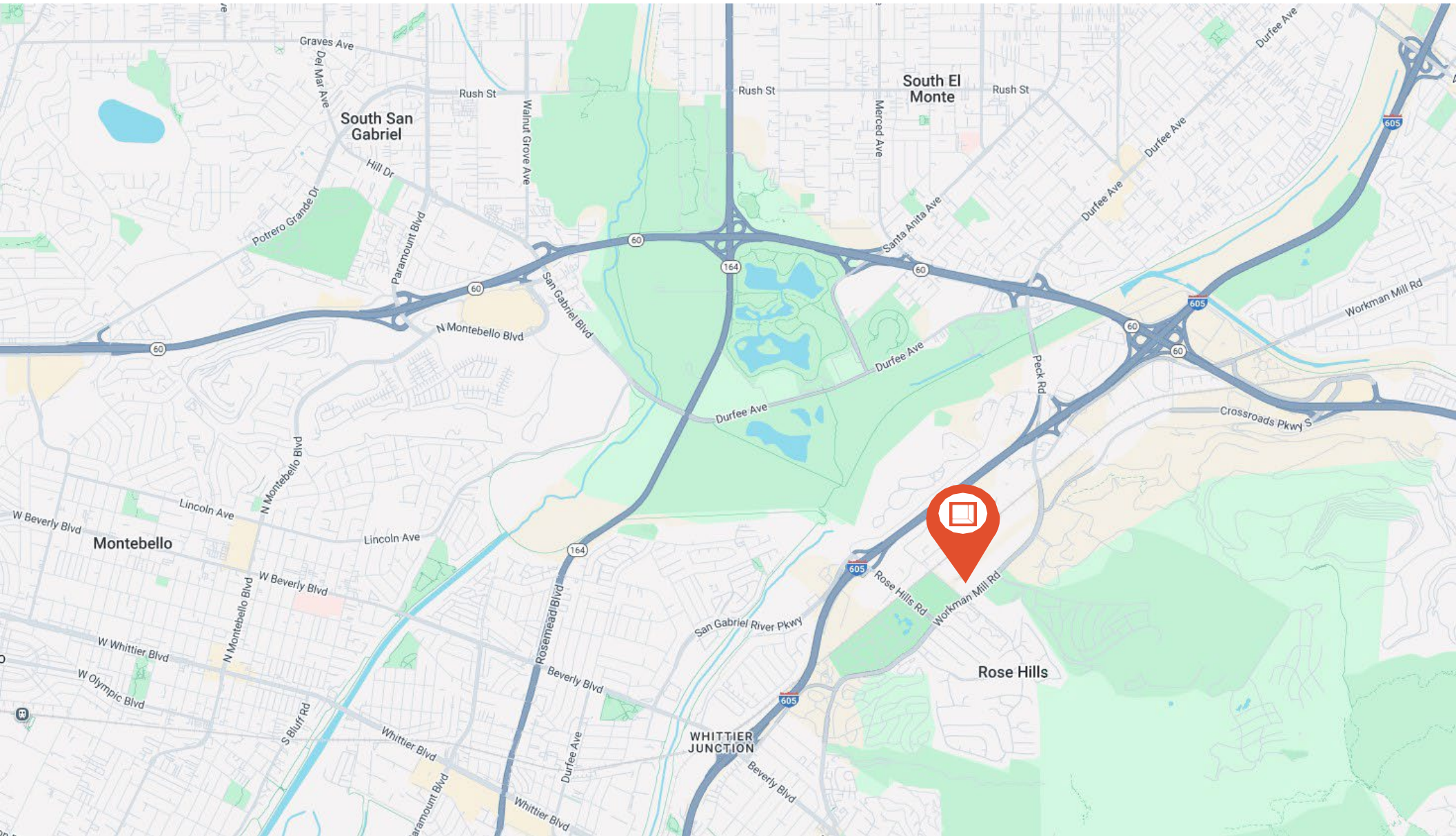
**OFFICE**  
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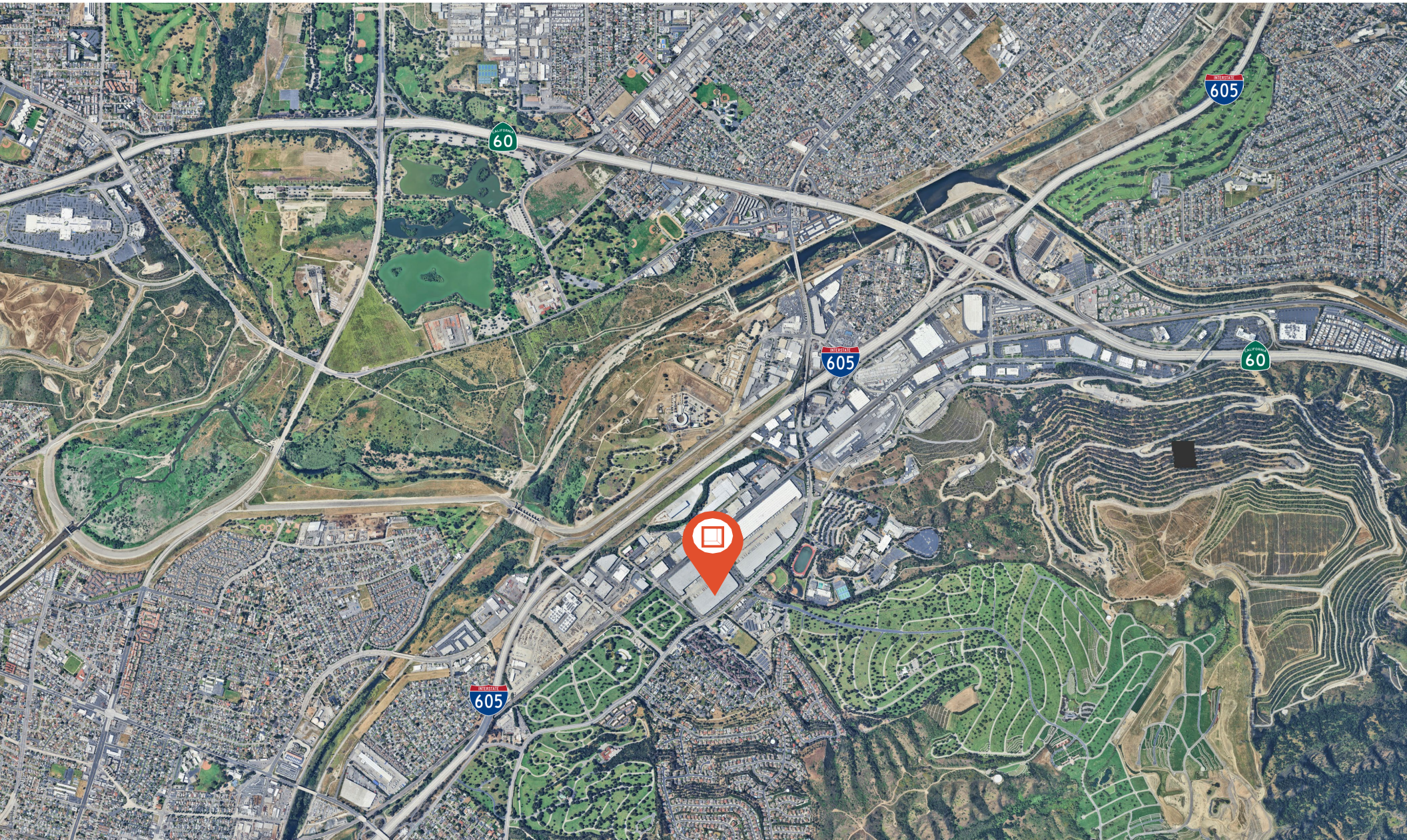
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# Property Location

3931 Workman Mill Rd







**Rexford  
Industrial**

## Leasing Contacts:

**Rusty Smith**

Vice Chairman  
562.852.9599  
[rusty.smith@cushwake.com](mailto:rusty.smith@cushwake.com)  
LIC # 01762370

**Chris Tolles**

Executive Managing Director  
213.955.5129  
[chris.tolles@cushwake.com](mailto:chris.tolles@cushwake.com)  
LIC # 01459899

**Kelly Johnson**

Director  
310.347.8979  
[kelly.johnson@cushwake.com](mailto:kelly.johnson@cushwake.com)  
LIC # 02142823

**Erik Larson**

Executive Managing Director  
213.955.5126  
[erik.larson@cushwake.com](mailto:erik.larson@cushwake.com)  
LIC # 02237054

**Maya Shirn**

Associate  
213.236.4931  
[maya.shirn@cushwake.com](mailto:maya.shirn@cushwake.com)  
LIC # 02237054

