

±307,781 SF

Industrial Space For Lease



Prologis 50 Icon Distribution Center



50 Icon
Foothill Ranch, CA 92610 USA

LOCATION

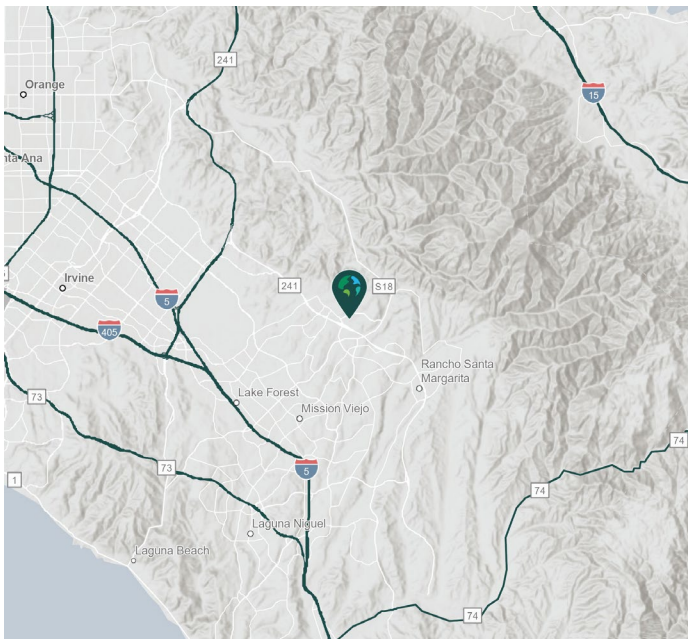
- Easy access to the 241 Toll Road, I-5 and I-405 Freeways
- Excellent identity along the Foothill 241 Corridor
- Close proximity to Foothill Towne Centre Retail project

FACILITY

- State of the Art Warehouse/Distribution Facility
- ±307,781 SF Building (Divisible to ±158,621 SF or ±149,160 SF)
- ±36,630 SF of Office Area (Including ±7,000 SF of Mezzanine)
- ±30' Warehouse Clearance
- 45 Dock High Doors (34 Full Packages), 2 Ground Level Doors
- Concrete Loading Area, 120' Truck Court Depth
- 50'x52' Column Spacing
- ESFR Sprinkler System
- 2,800 Amps, 277/480 V, 3 phase electrical service (Separate Meters and Expandable)
- LED Lighting in warehouse
- Ample Parking with a parking ratio of 1.67:1,000, ±513 parking stalls (Expandable)

ADVANTAGES AND AMENITIES

- Access to the Prologis Essentials platform, which includes:
 - [Operations Essentials](#)
 - [Energy Essentials](#)
 - [Workforce Essentials](#)
 - [Mobility Essentials](#)
 - [Digital Essentials](#)



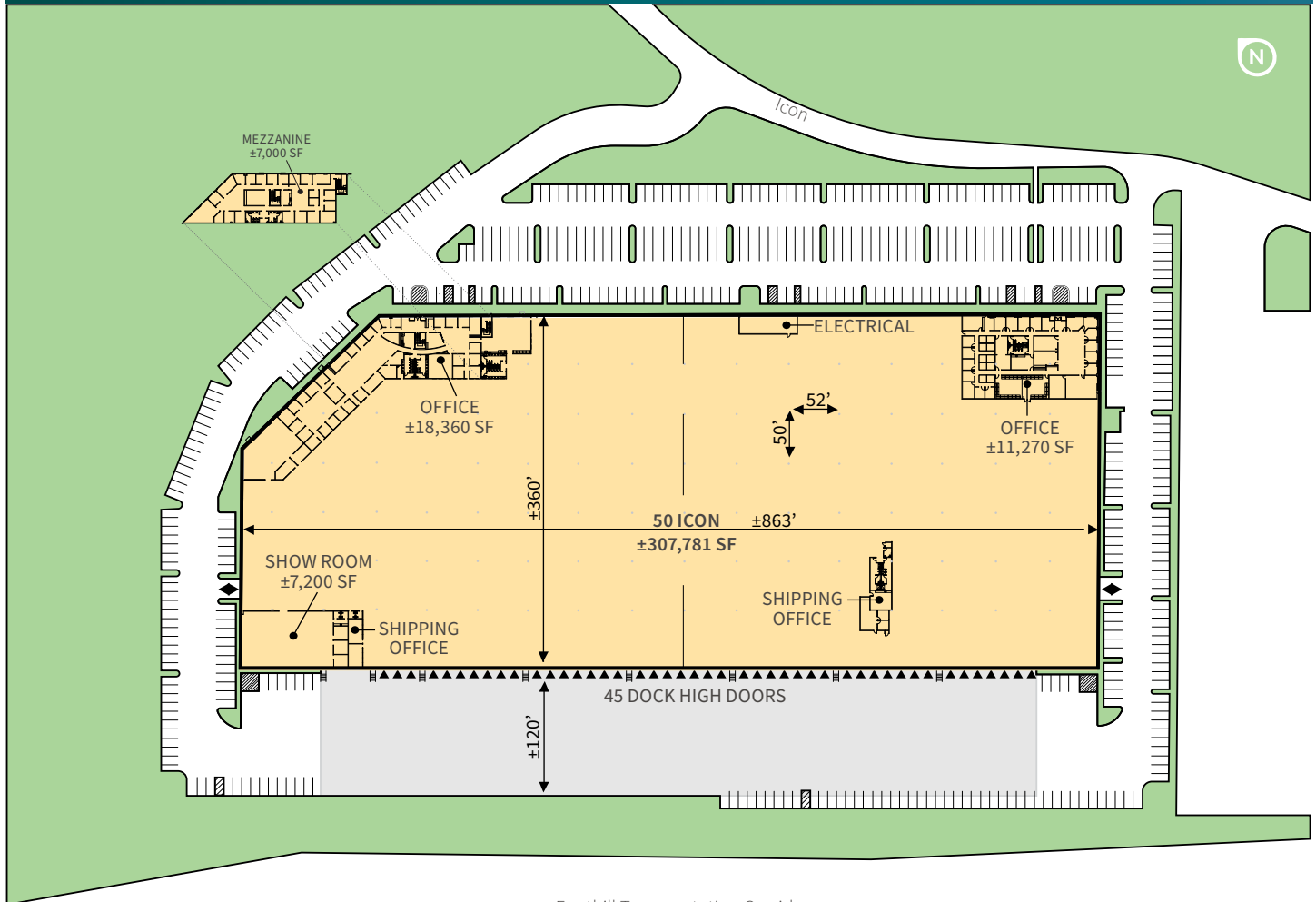
Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)

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Foothill Transportation Corridor



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