



HERDMAN
ARCHITECTURE + DESIGN

Project Description

A22-2023 Rexford Glassell
2411 N. Glassell Ave. Orange
A22-2023

For building Project Overview

Project Location: 2411 N. Glassell Ave. City of Orange, California

Building Type: Logistics Facility with Integrated Office Component

Primary Functions: LI – Light Industrial

The facility is designed as a **logistics and distribution center** that embodies operational efficiency, and architectural quality. The design of this **One story with mezzanine corporate office façade** establishes a cohesive identity between function and form. The overall character is **corporate-industrial**—sleek, rational, and performance-driven.

The **entry sequence** is choreographed through a landscaped forecourt that establishes a visual axis from Glassell Street to the office glazing, emphasizing the building's presence.

Architectural Form and Massing

The architectural mass is divided into **distinct yet integrated volumes**.

- The **primary office façade**: Defined by curtain wall glazing, composite panels, horizontal wood-accent bands as well as a play on application of color and texture via concrete formliners to help break up the monotonous on N. Glassell Street.
- The **warehouse structure**: A 40-foot clear-height rectangular volume articulated through concrete tilt-up panels. The use of color to vertically break the façade while still adding interest with the clearstories and canopy as well as the continuation of play on application of color and texture via formliners.

Rhythmic modulation of wall planes and material shifts articulate the building's elevation, breaking down its scale while maintaining a harmonious overall aesthetic.

Material Palette and Façade System

The material selection emphasizes **durability, and aesthetic restraint**:

Material	Application
Precast Concrete Panels	Warehouse Envelope
Concrete Form liners	Vertical façade articulation to add texture
Curtain Wall System	Main building corners especially at the office façade
Aluminum Composite Panels	Secondary cladding at office corner
Architectural Wood Veneer	Accent bands in some vertical areas that have glazing primarily on N Glassell and as it turns the corner of each side, like on E. Fletcher Ave. allowing the design to create unity from one side to the other
Glazing	On Façade facing N. Glassell Street, as well throughout the façade where clerestories are allowed by the program

Joint detailing and modular dimensions create a harmonious façade overall that focus on proportion.

- The **glass-and-metal office façade** projects transparency and innovation.
- The **repetitive rhythm of warehouse panels** expresses precision and order.
- The **landscape framework** softens the building's approach & scale while enhancing user experience.

The architecture employs **simple massing and bold articulation**—a design language that aligns with high-performance industrial design standards.