

An architectural rendering of a modern, multi-story business park building. The building features a mix of light gray and beige panels with large, dark blue-tinted glass windows. A prominent entrance is covered by a dark, cantilevered canopy. The address number '4350' is visible on the upper left corner of the building. To the right, a sign above a window reads 'BUILDING 4'. The foreground is landscaped with various plants, including trees with red flowers and white blossoms, and a paved walkway. Two people are standing near the entrance. A dark car is partially visible on the right side of the frame. The sky is blue with some light clouds.

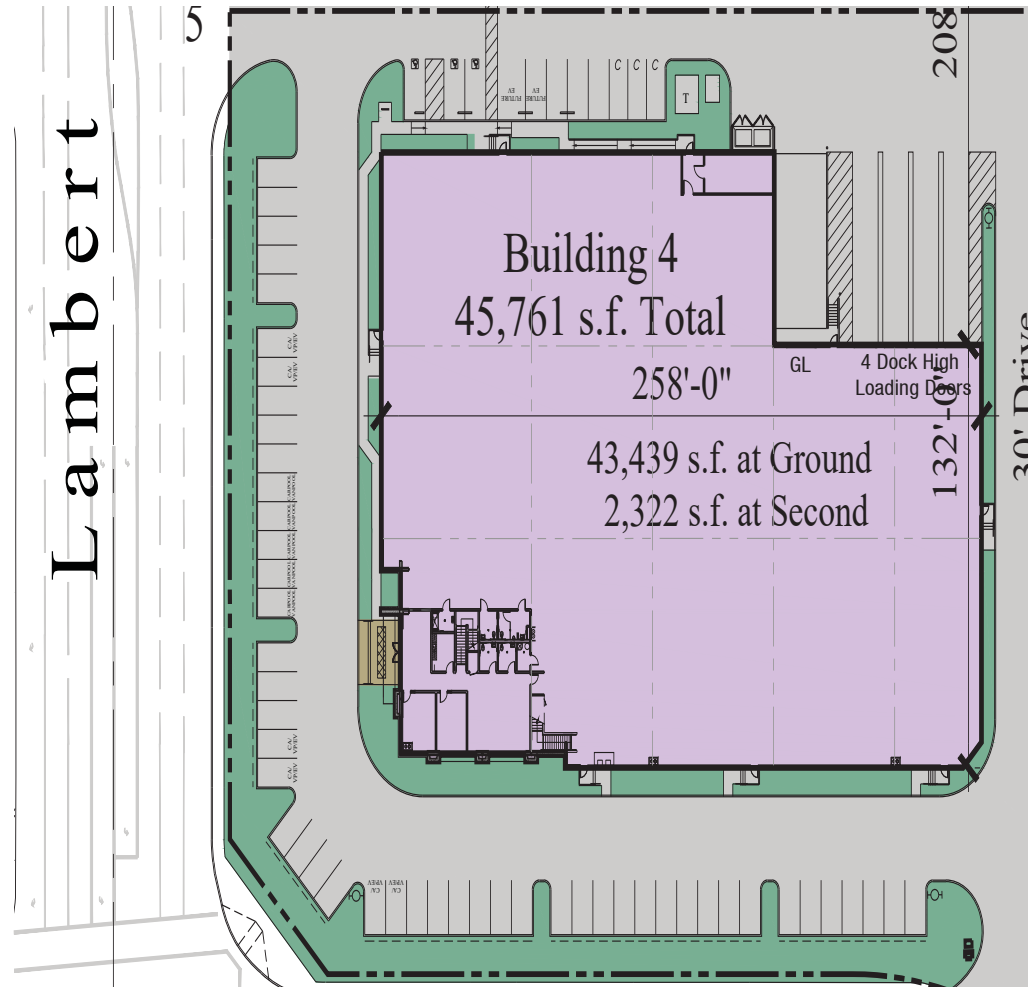
**B** BECKMAN  
BUSINESS  
CENTER

STATE-OF-THE-ART BUSINESS PARK  
WITH HIGH-IMAGE BUILDINGS  
FOR SALE OR LEASE  
FULLERTON, CALIFORNIA

**110 E. LAMBERT ROAD, FULLERTON**

# BUILDING HIGHLIGHTS

STATE-OF-THE-ART BUSINESS PARK WITH HIGH-IMAGE BUILDINGS FOR SALE OR LEASE FULLERTON, CALIFORNIA



ADDRESS	BUILDING AREA	OFFICE	SITE AREA	SPRINKLER	CLEAR HEIGHT	PARKING	LOADING	YARD
110 E. Lambert Road Building 4	45,761 s.f.	4,559 s.f.	2.40 acres	ESFR K17 at 52 psi	30'	60 stalls	4 DH / 1 GL	None

Licensed as Real Estate Salespersons by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2017 Voit Real Estate Services, Inc. All Rights Reserved.

# PROJECT FEATURES

## STATE-OF-THE-ART BUSINESS PARK WITH HIGH-IMAGE BUILDINGS FOR SALE OR LEASE FULLERTON, CALIFORNIA

- New State-of-the-Art Corporate Headquarter Buildings
- 30' – 32' Minimum Warehouse Clearance
- True Dock-High Loading Doors
- ESFR Sprinkler Systems (K17 at 52 psi)
- 100% Concrete Site and Truck Courts
- Private and Secured Truck Courts
- 52' x 60' Warehouse Bay Spacing
- Excellent Fullerton Location with Two-Street Access
- Desirable Street Visibility along Harbor Boulevard and Lambert Road
- Easy Access to the Orange (57) and Pomona (60) Freeways
- Access to Orange County, Los Angeles County and Inland Empire Markets



ADDRESS	BUILDING #.	BUILDING AREA	OFFICE	SITE AREA	SPRINKLER	CLEAR HEIGHT	PARKING	LOADING	YARD
210 E. Lambert Rd.	Building 1	309,439 s.f.	6,365 s.f.	12.01 acres	ESFR	32'	235 stalls	40 DH / 2 GL	Secured
4278 N. Harbor Blvd.	Building 2	212,202 s.f.	6,365 s.f.	8.66 acres	ESFR	32'	171 stalls	23 DH / 2 GL	Secured
150 E. Lambert Rd,	Building 3	41,891 s.f.	4,559 s.f.	2.24 acres	ESFR	30'	58 stalls	4 DH / 1 GL	None
110 E. Lambert Rd.	Building 4	45,761 s.f.	4,559 s.f.	2.40 acres	ESFR	30'	60 stalls	4 DH / 1 GL	None
4320 N. Harbor Blvd.	Building 5	78,523 s.f.	4,559 s.f.	3.12 acres	ESFR	30'	86 stalls	6 DH / 1 GL	Secured
4260 N. Harbor Blvd.	Building 6	141,616 s.f.	6,365 s.f.	5.40 acres	ESFR	32'	121 stalls	13 DH / 2 GL	Secured
4250 N. Harbor Blvd.	Building 7	105,322 s.f.	6,365 s.f.	4.78 acres	ESFR	30'	102 stalls	8 DH / 1 GL	Secured
4300 N. Harbor Blvd.	Building 8	42,000 s.f.	To Suit	3.53 acres	N/A	16'	169 stalls	0 DH / 0 GL	None
<b>TOTAL</b>		<b>976,754 s.f.</b>		<b>44.29 acres</b>			<b>1,002 stalls</b>		

# BECKMAN BUSINESS CENTER

STATE-OF-THE-ART BUSINESS PARK  
WITH HIGH-IMAGE BUILDINGS  
FOR SALE OR LEASE  
FULLERTON, CALIFORNIA



**Voit**  
REAL ESTATE SERVICES

**SETH DAVENPORT**  
714.935.2376  
sdavenport@voitco.com  
Lic #01413387

**MITCH ZEHNER**  
714.935.2307  
mzehner@voitco.com  
Lic #00882464

**MICHAEL HEFNER, SIOR**  
714.935.2331  
mhefner@voitco.com  
Lic #00857352

2400 E. Katella Avenue  
Suite 750  
Anaheim, CA 92806  
Lic.#01991785

Another Quality  
Development By:

