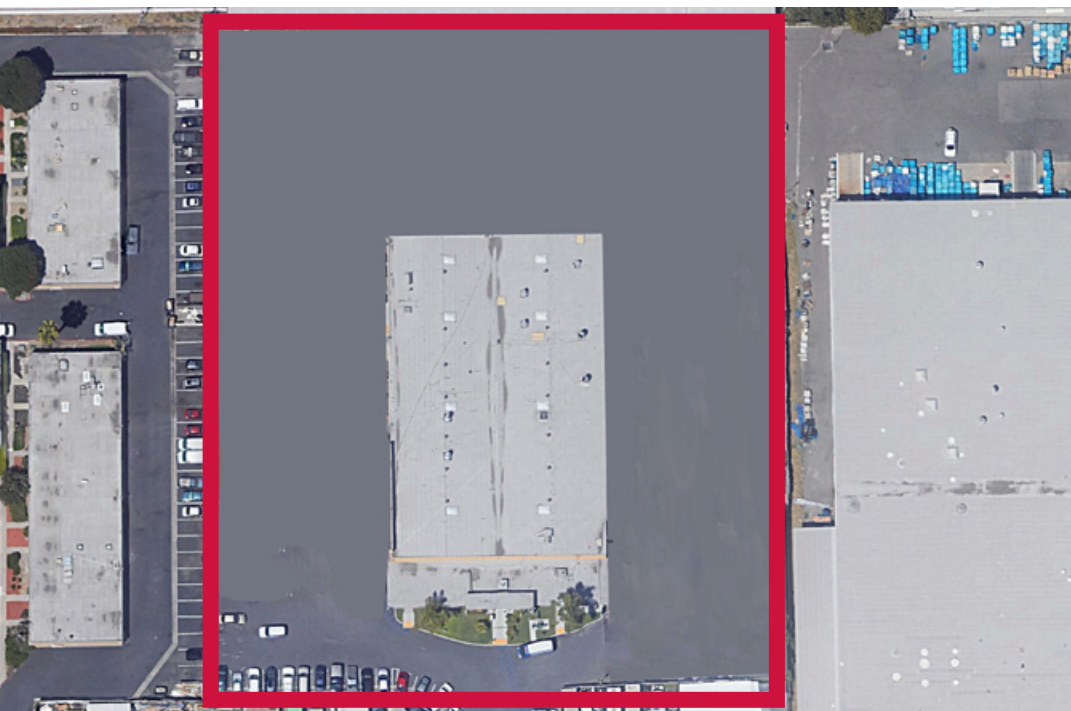


FOR LEASE

1301 E Orangethorpe Ave., Fullerton, CA
LARGE FENCED YARD

±25,000 Sq. Ft.
On 3.08 Acres of Land



ZONED - MP200

HEAVY MANUFACTURING

AUTO-REPAIR/STORAGE

CONTRACTOR'S YARD

EQUIPMENT STORAGE

HEAVY CONSTRUCTION

BUILDING FEATURES:

- ±65,448 SF Fenced Yard
- ±3,881 Sq. Ft. of Office Space
- 17' - 18' Minimum Warehouse Clearance
- 800 Amp Power Panel
- Eleven (11) Ground Level Loading Doors
- Excellent (91) and (57) Freeway Access
- ±33,000 SF Covered Storage Area
- Drive Around Building
- Pole Signage Available on Orangethorpe Avenue
- Three (3) Cranes Located on Yard Area

BUILDING TO LAND BREAKDOWN:

- ±25,000 Sq. Ft. Building (47% Coverage) at \$1.25 PSF NNN
- ±65,448 Sq. Ft. Excess Land at \$0.49 PSF
- Total Asking Price \$63,319

PLEASE CONTACT:

SEAN AHERN

949.724.4733

sahern@lee-associates.com

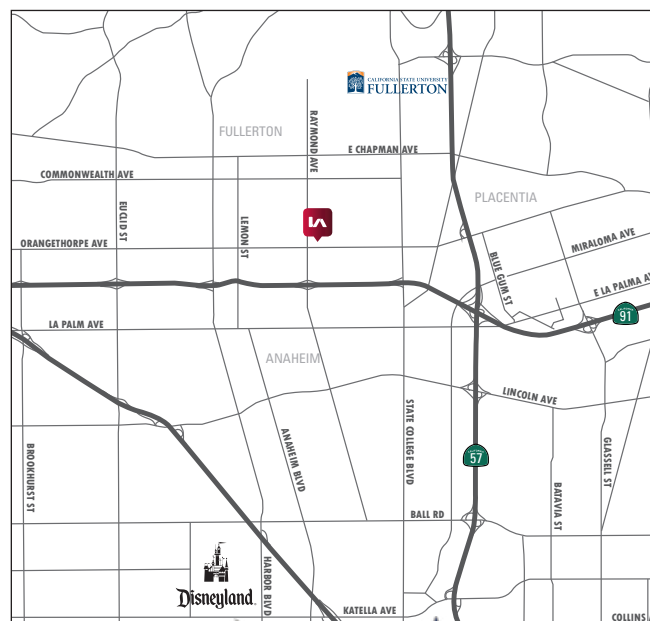
DRE # 01200856

BOB GRIFFIN

949.724.4743

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DRE # 00950193



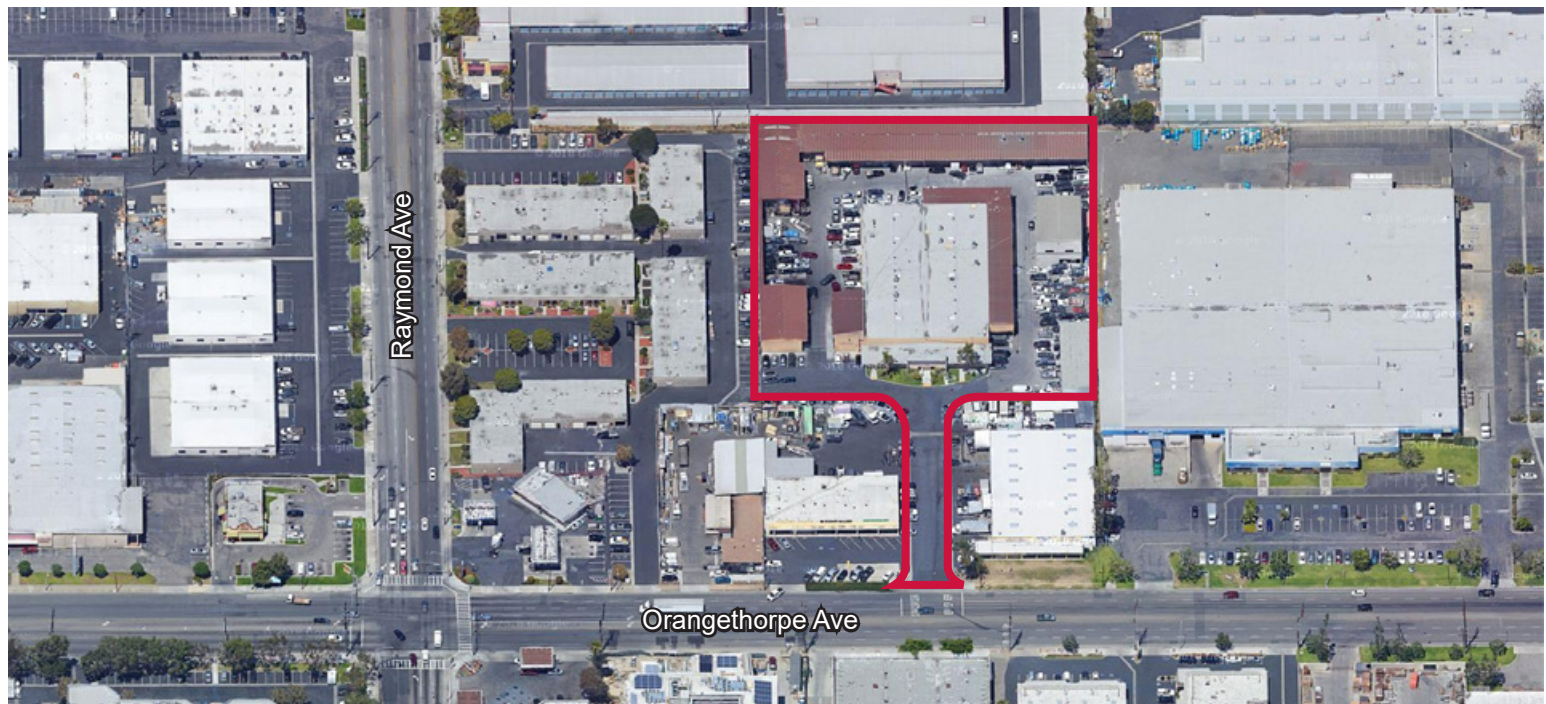
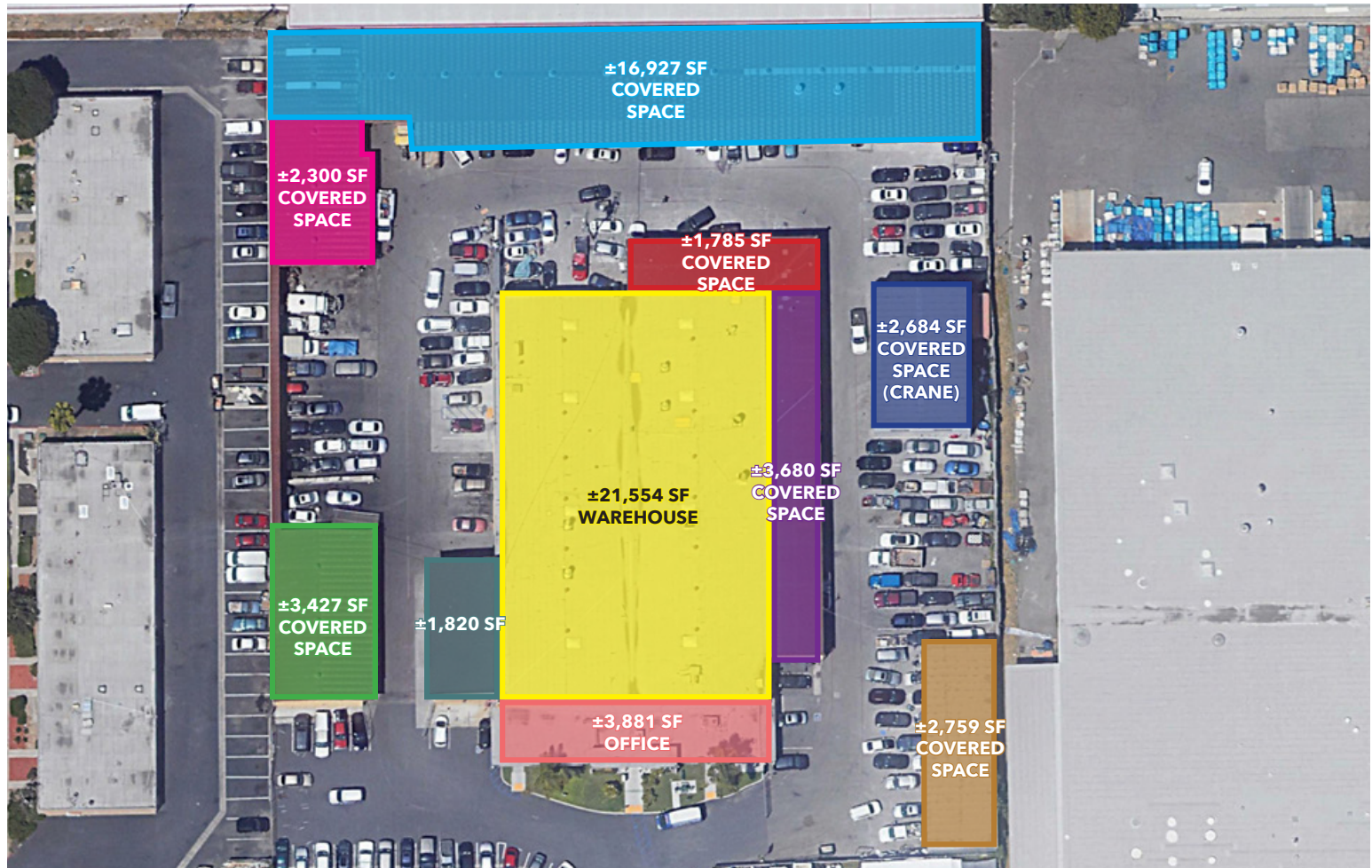
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

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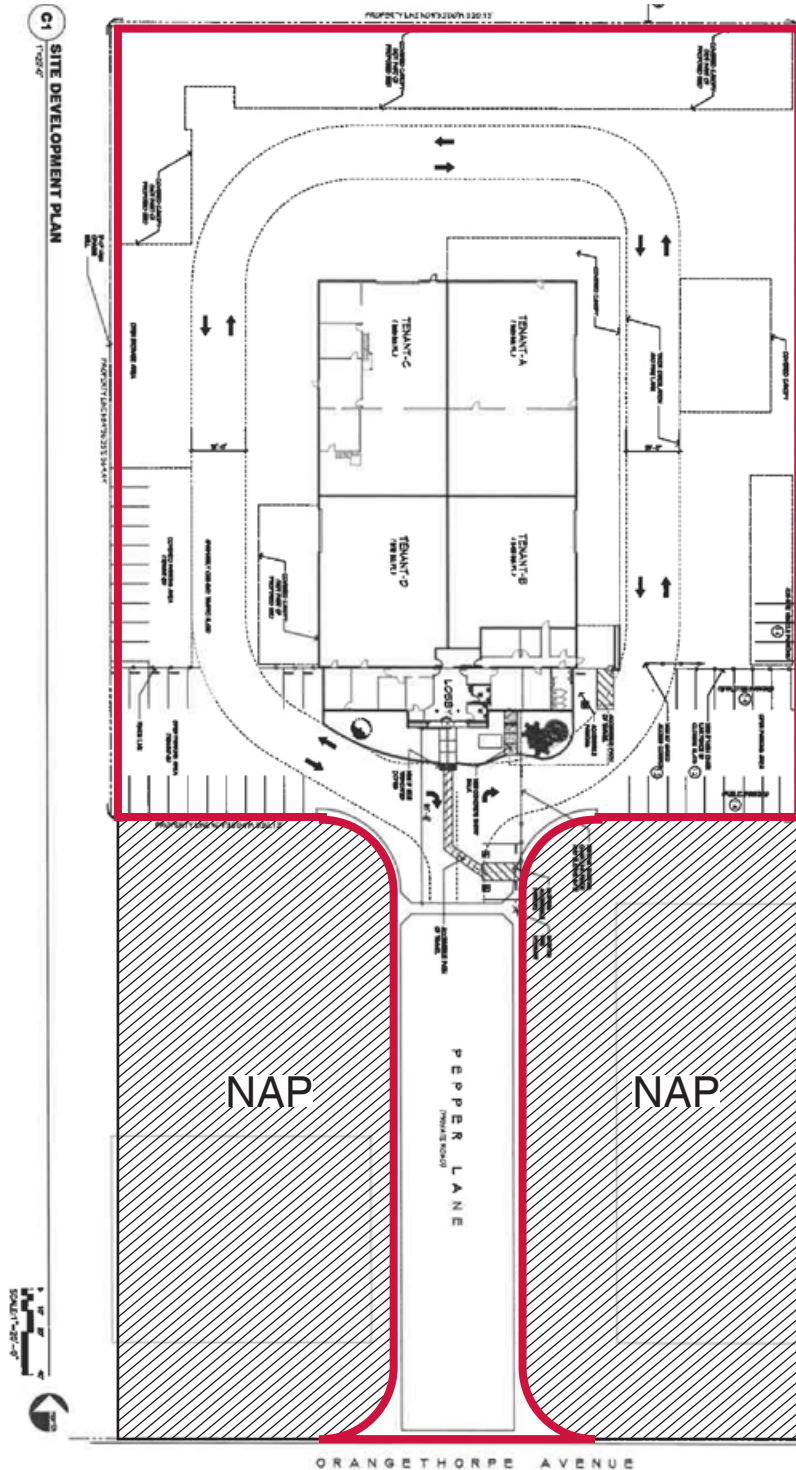


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