

# BECKMAN BUSINESS CENTER

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



**Voit**  
REAL ESTATE SERVICES

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WESTERN REALCO

# 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>		



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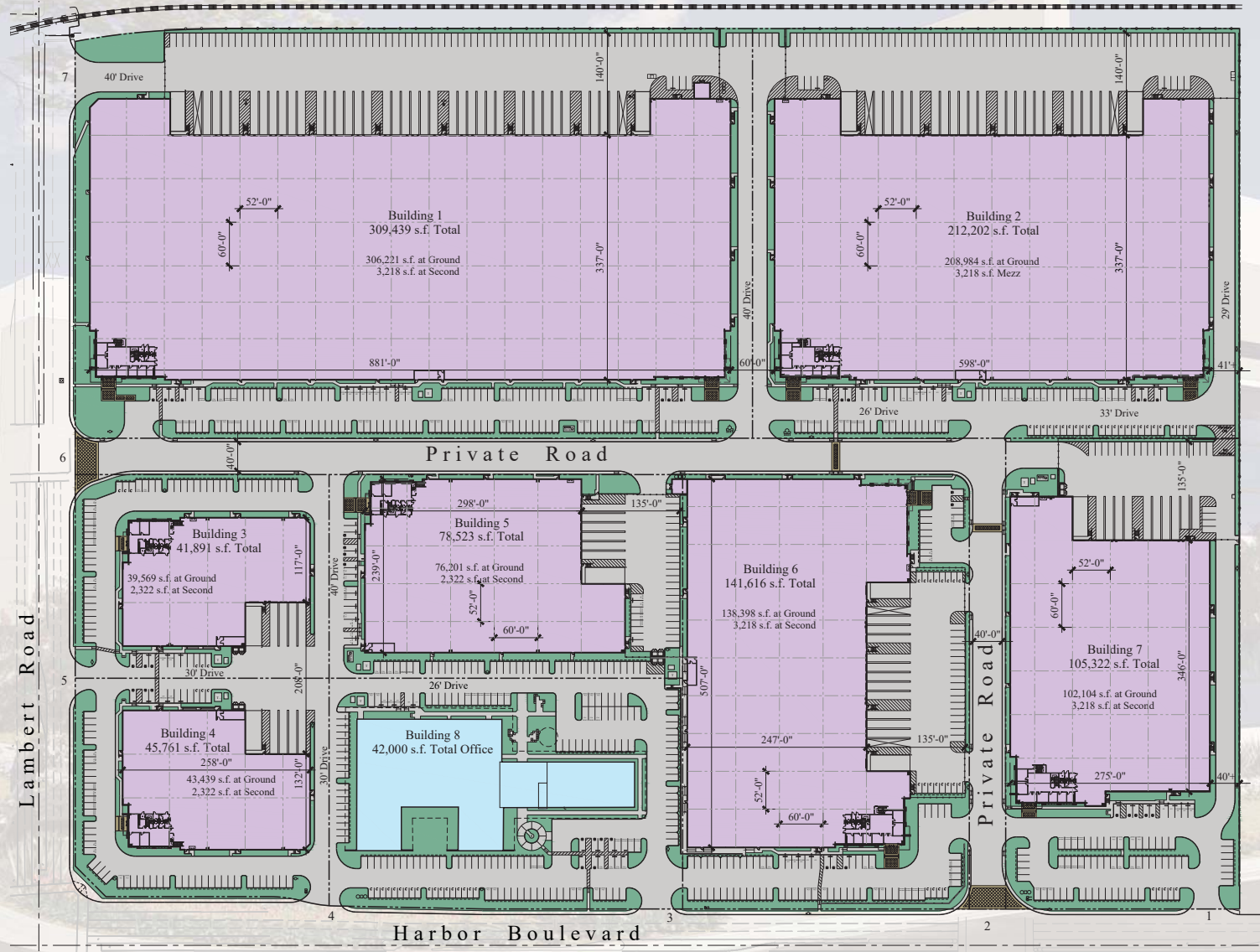
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# PROPERTY HIGHLIGHTS

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## KEY DISTANCES

-  State Route 57  
3 Miles
-  State Route 91  
4.5 Miles
-  State Route 60  
5.25 Miles
-  Interstate 5  
8.5 Miles
-  Long Beach Airport  
14 Miles
-  John Wayne Airport  
17 Miles
-  Ontario International Airport  
21 Miles
-  Los Angeles International Airport  
27 Miles
-  Burbank Airport  
31 Miles
-  Los Angeles & Long Beach Ports  
21 Miles



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