

FOR LEASE

**10,084 SF EXPANDABLE TO 12,084 SF
DIVISIBLE HIGH END OFFICE-WAREHOUSE-SHOWROOM**



851 ENTERPRISE WAY
FULLERTON, CA



851 ENTERPRISE WAY | FULLERTON, CA

PROPERTY HIGHLIGHTS

Size: 10,084 SF — Divisible to 6,949 SF

Office Area: Well appointed open area with extensive millwork, show-room, conference rooms, private offices, and kitchen

Parking: 4:1,000

Year Built: 2008

Restrooms: Four (4)

Construction: Concrete Tilt-Up

Sprinkler: Yes

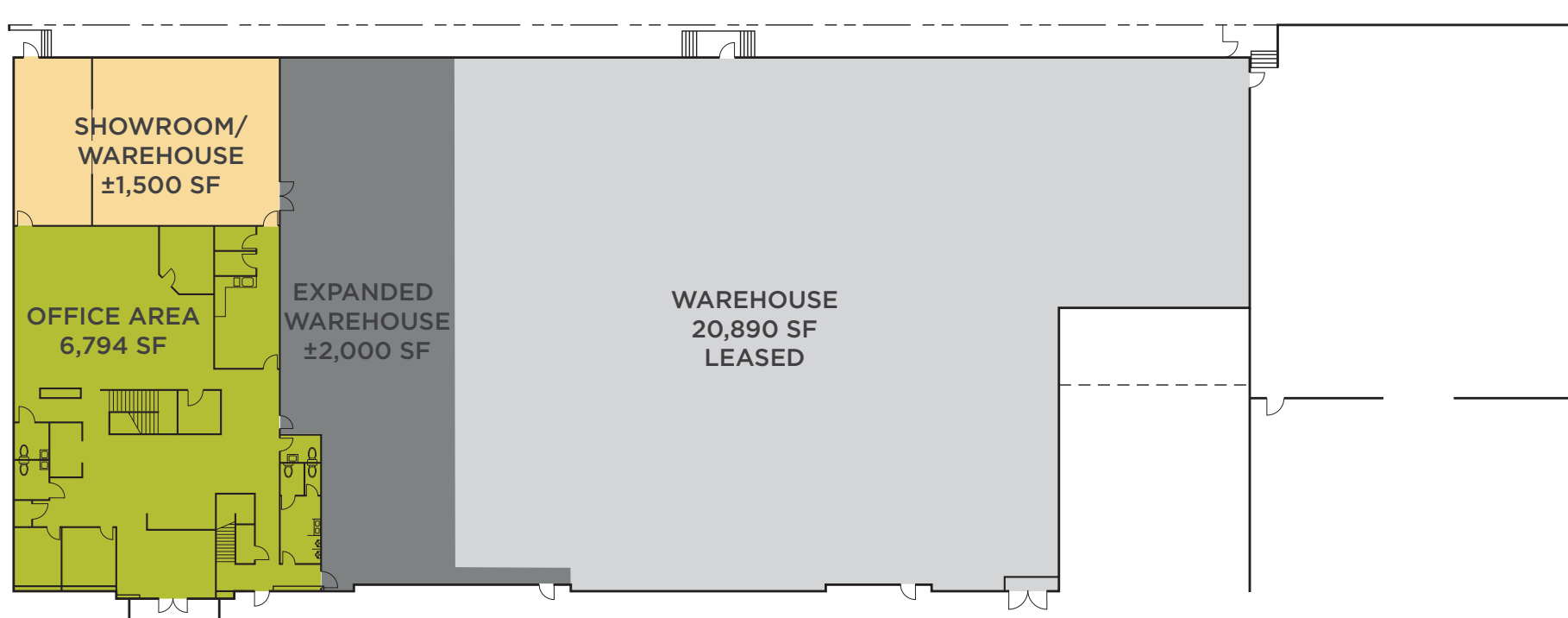
Major Cross Streets: 91 Freeway & Raymond Ave/Kimberly Ave

Lease Rate: Negotiable

Area Breakdown:

- First Floor Office/Showroom: 6,949 SF
- Second Floor Office: 3,290 SF
- Showroom/Warehouse: 1,500 SF
- Removal of Showroom to Shell Warehouse: 1,500 SF
- Optional Expansion Warehouse: 2,000 SF
- Total with Expansion Warehouse: 12,084 SF

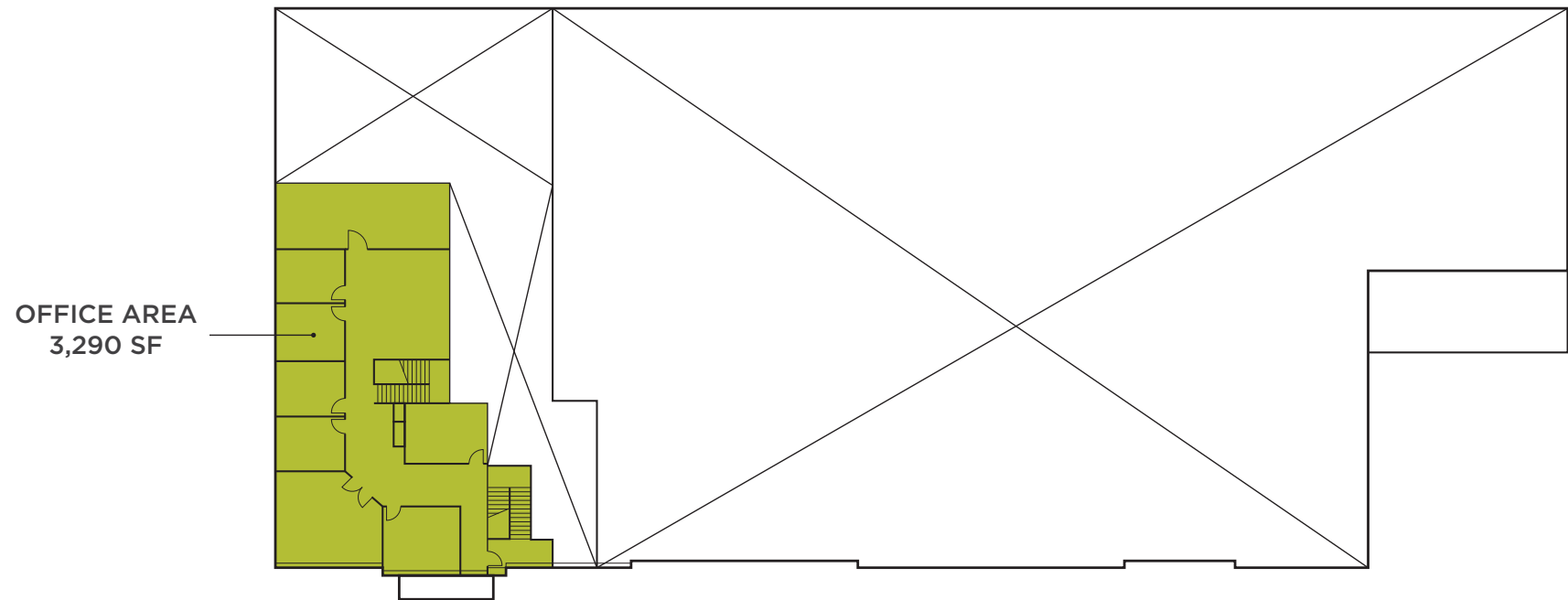




LEGEND

- OFFICE
- WAREHOUSE
- EXPANDED WAREHOUSE (NEGOTIABLE)
- SHOWROOM/WAREHOUSE

FIRST
FLOOR PLAN



LEGEND

 OFFICE

SECOND FLOOR PLAN



CONTACT INFORMATION

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