

±45,000 SF Freestanding Industrial Building

1830 Raymer Avenue, Fullerton, CA 92833

FULLERTON BUSINESS PARK | 30' CLEAR HEIGHT | OVERSIZED LOADING



Project Features

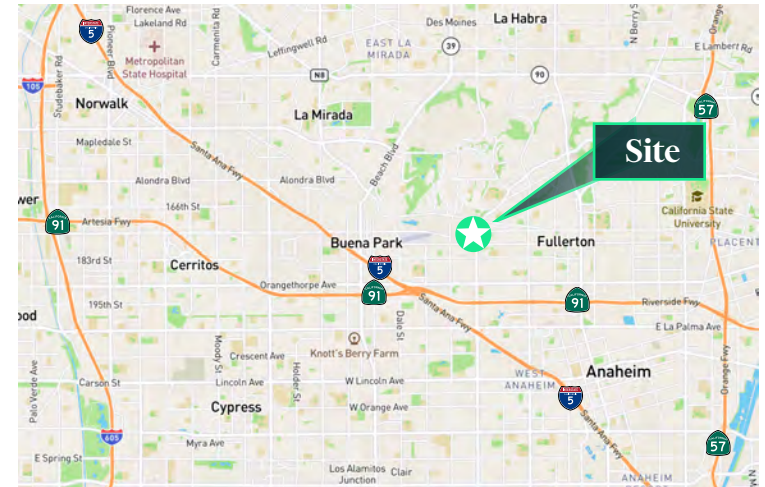
CBRE is excited to present an excellent lease opportunity at Fullerton Distribution Center, 1830 Raymer Avenue. The $\pm 45,000$ square foot freestanding industrial building boasts impressive features including six dock-high loading doors, three oversized grade-level doors, existing fenced yard area, fire sprinkler system, and a brand new roof. Situated in the highly desirable North Orange County marketplace, the property offers easy access to major freeways including the I-5, 91, 57, and 605 and close proximity to restaurants, financial and retail services.

BUILDING FEATURES

Address	1830 Raymer Avenue, Fullerton, CA 92833
Available Size	$\pm 45,000$ SF Freestanding Industrial Building
Office	$\pm 1,500$ SF Office Area
Warehouse Clearance	30' Minimum Warehouse Clearance
Dock-High Loading	Six (6) Dock-High Doors (3 Edge of Dock Levelers)
Grade-Level Loading	Three (3) Oversized Grade-Level Doors (14'H x 20'W)
Parking	± 55 Auto Parking Stalls (Expandable)
Sprinklers	.60 / 3,000 Sprinkler Calculation
Yard	Existing Fenced Yard Area
Power	800 Amps; 277 / 480 Volt Power (<i>Tenant to Verify</i>)
Truck Court	$\pm 120'$ Truck Court Depth with $\pm 55'$ Concrete Apron
Total Site Area	± 2.24 AC Site ($\pm 97,574$ SF)

PROJECT FEATURES

Master-Planned Business Park Environment
Easy Access to I-5, 91, 57, and 605 Freeways
Close to Restaurants, Financial and Retail Services via 43 Acre Retail Power Center



Site Plan

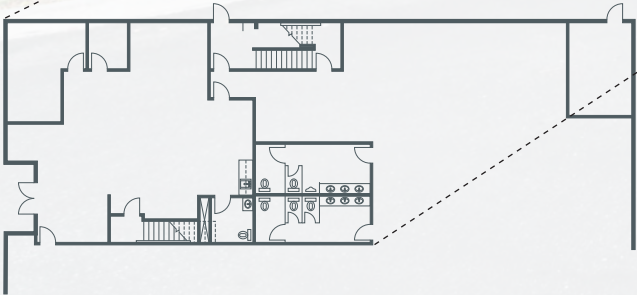
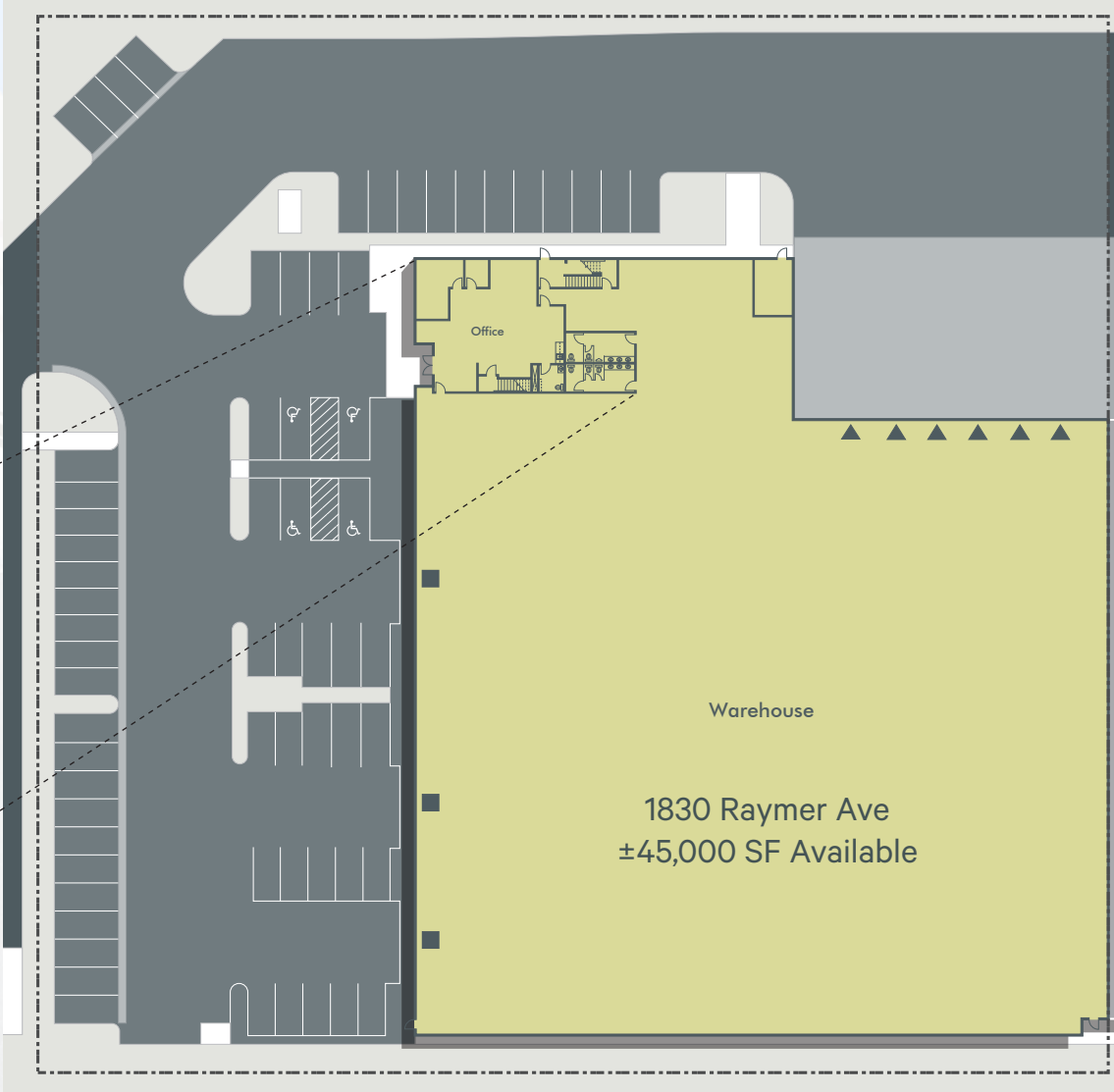
LEGEND

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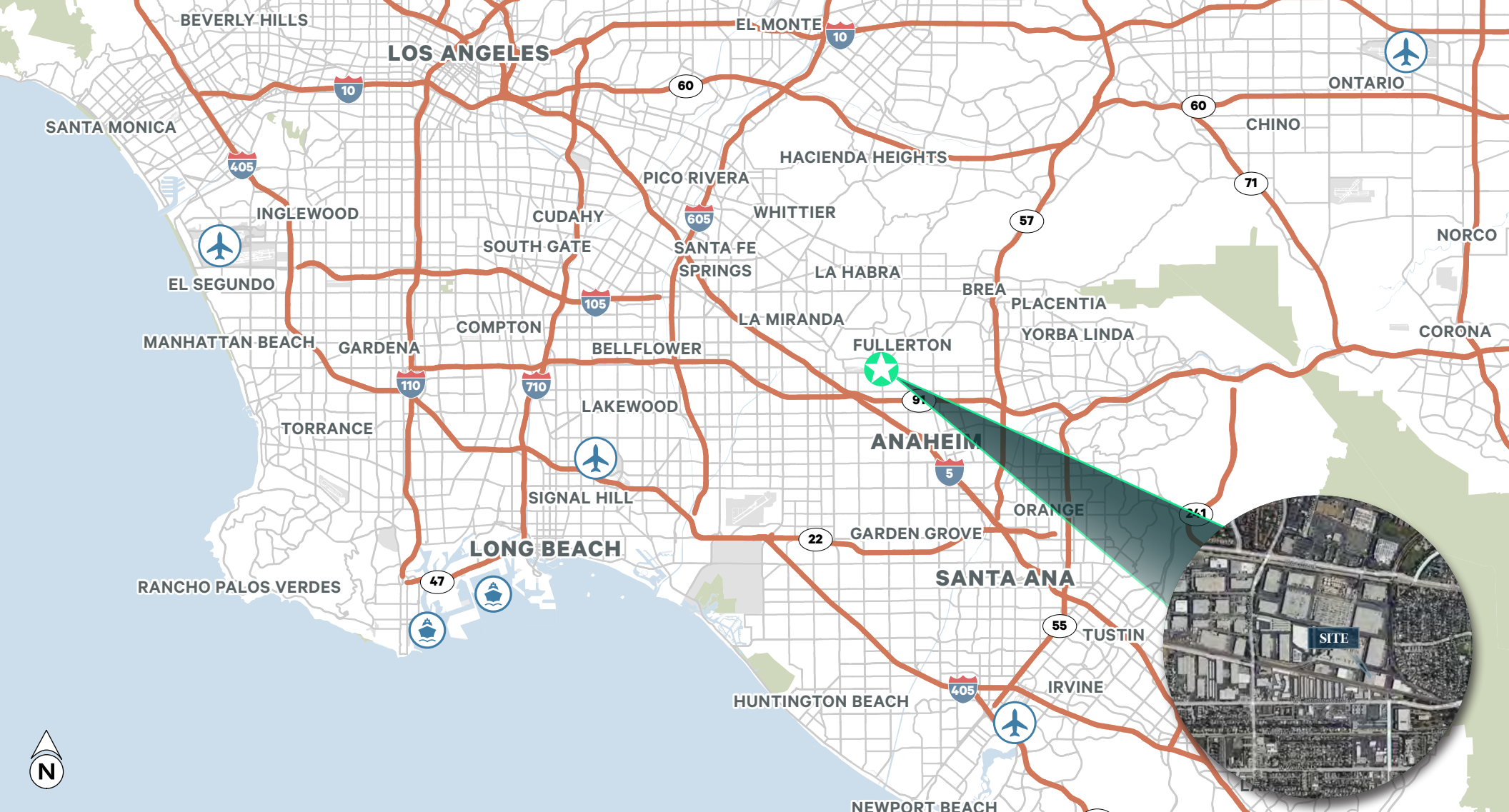
 DOCK-HIGH DOOR

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 GRADE-LEVEL DOOR



FIRST FLOOR OFFICE



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