

# ±45,000 SF Freestanding Industrial Building

1830 Raymer Avenue, Fullerton, CA 92833

FULLERTON BUSINESS PARK | 30' CLEAR HEIGHT | OVERSIZED LOADING



# Project Features

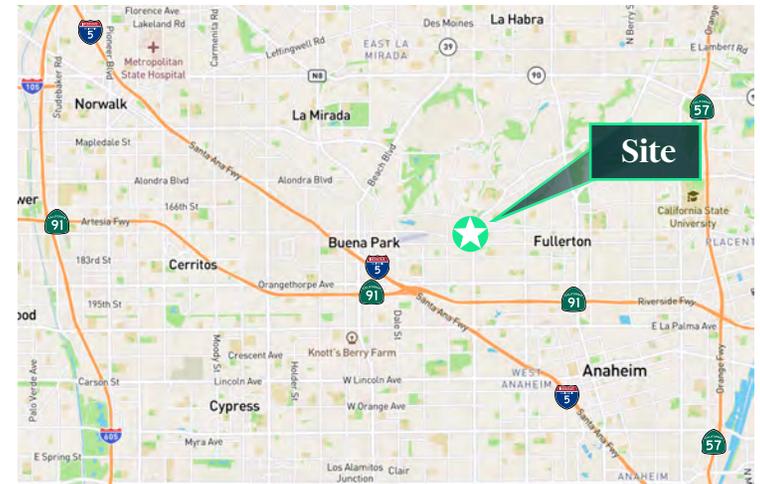
CBRE is excited to present an excellent lease opportunity at Fullerton Distribution Center, 1830 Raymer Avenue. The ±45,000 square foot freestanding industrial building boasts impressive features including six dock-high loading doors, three oversized grade-level doors, existing fenced yard area, fire 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	±45,000 SF Freestanding Industrial Building
Office	±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	±120' Truck Court Depth with ±55' Concrete Apron
Total Site Area	±2.24 AC Site (±97,574 SF)

## PROJECT FEATURES

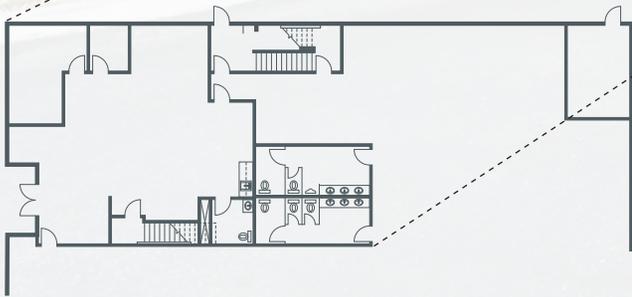
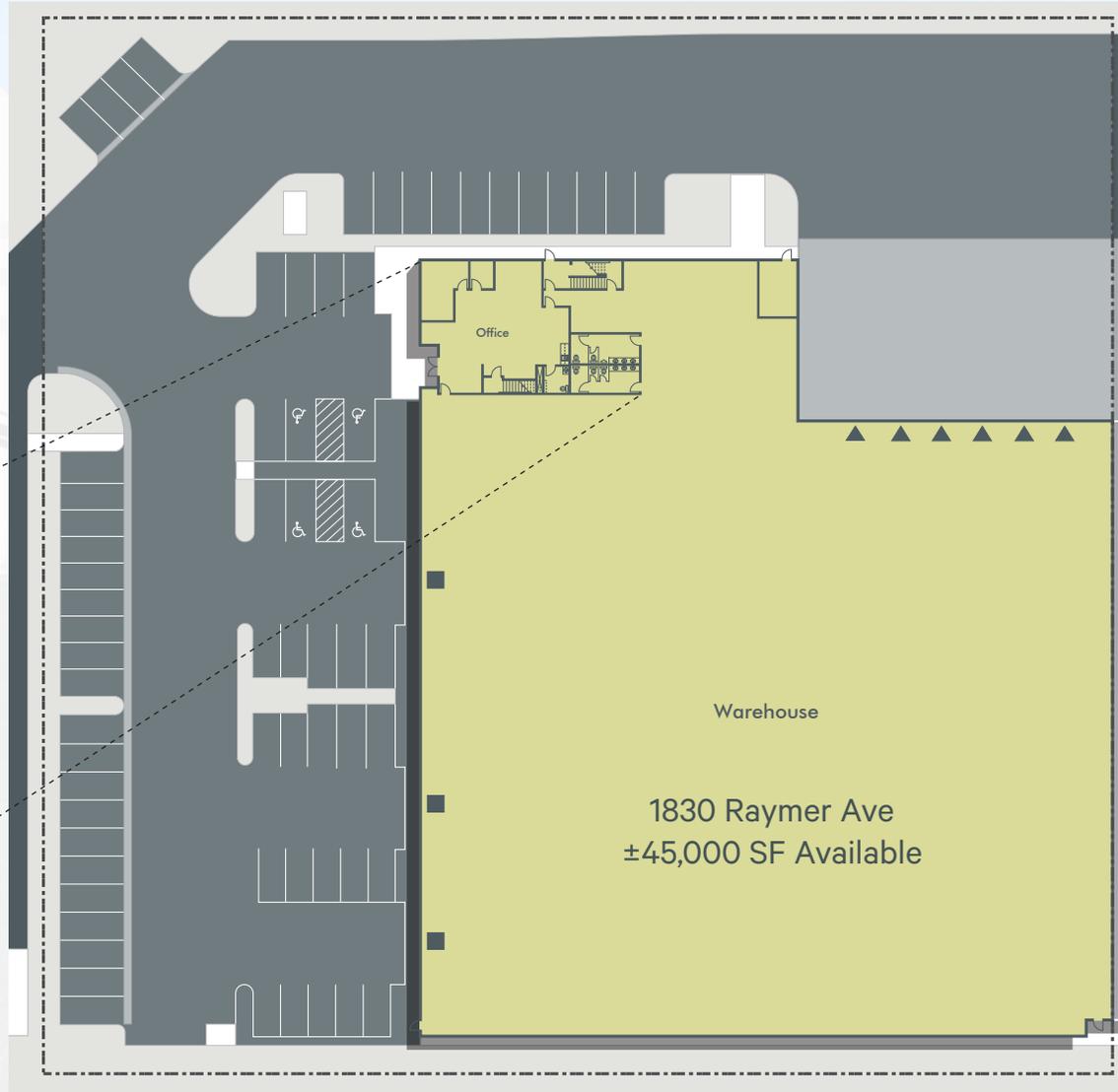
- Master-Planned Business Park Environment
- Easy Access to I-5, 91, 57, and 605 Freeways
- Close to Restaurants, Financial and Retail Services via 43 Acre Retail Power Center



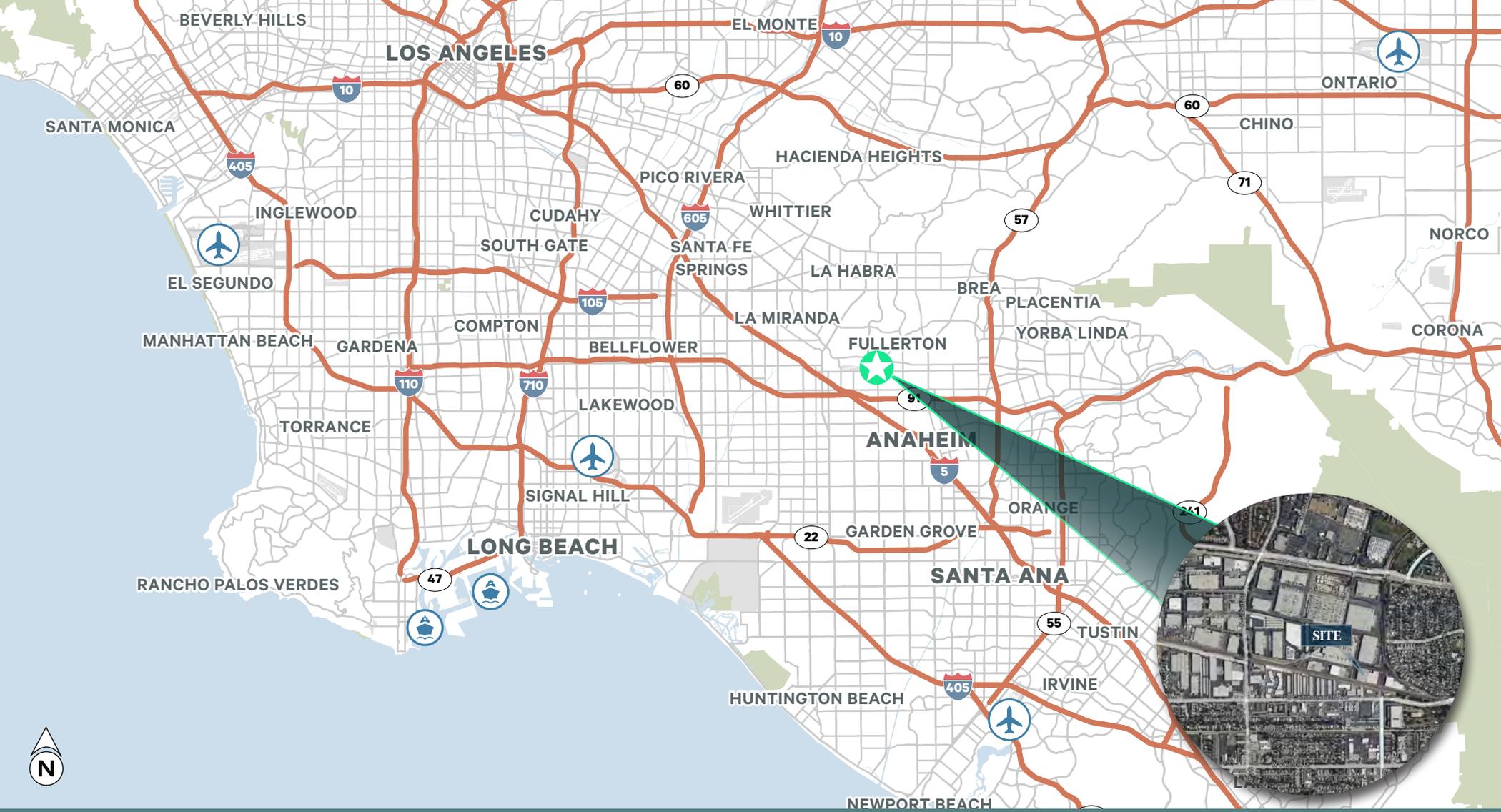
# Site Plan

**LEGEND**

- ▲ DOCK-HIGH DOOR
- GRADE-LEVEL DOOR



FIRST FLOOR OFFICE



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