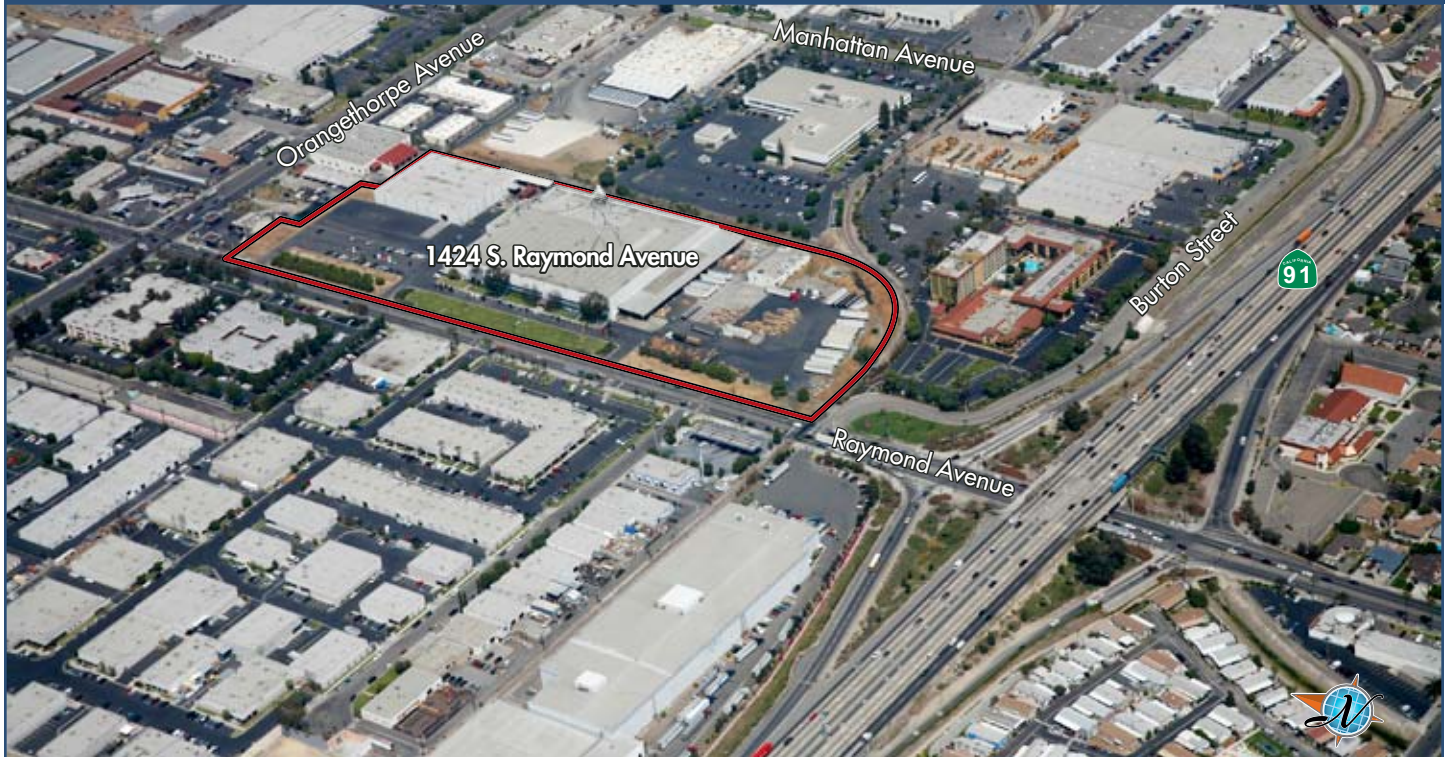


FOR SALE / LEASE / BUILD TO SUIT

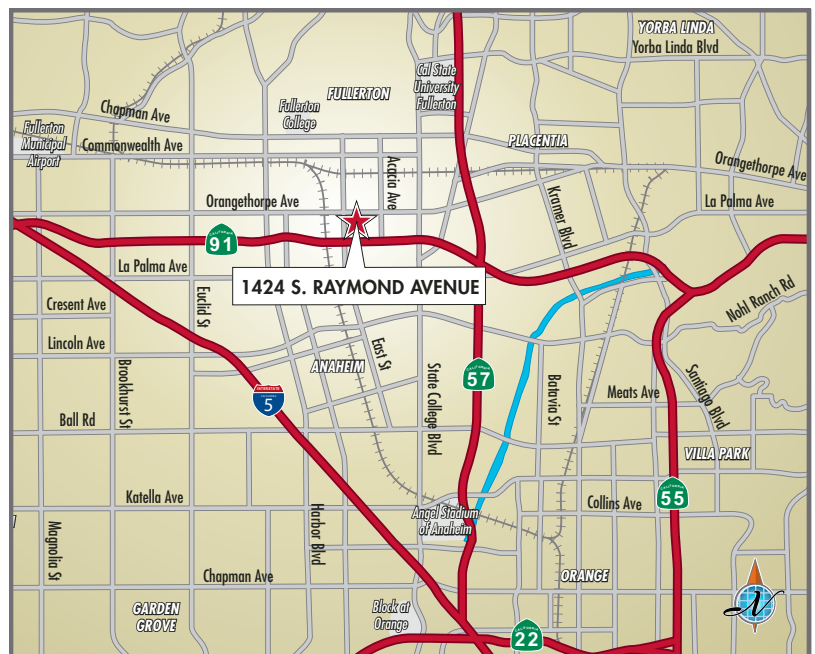
198,020 SQUARE FEET ON 14.91 ACRES



1424 South Raymond Avenue • Fullerton • California

Property Highlights

- 198,020 Sq.Ft. of Manufacturing/Warehouse Buildings on 14.91 Acres
- **Approximately Five (5) Acres of Excess Land**
- **Building #1: ±151,220 Sq.Ft.**
 - 13,040 Sq.Ft. (±) Two-Story Office Area
 - 20' Warehouse Ceiling Clearance
 - Covered Loading Dock
 - 10 Dock-High Loading Positions
 - Heavy Power Capacity (Well-Distributed)
 - Fully Fire Sprinklered
- **Building #2: ±39,600 Sq.Ft.**
 - 24' Warehouse Ceiling Clearance
 - 3 Ground Level Doors
 - Fully Fire Sprinklered
- **Building #3: ±7,200 Sq.Ft.**
 - Metal Warehouse
 - Ground Level Loading
- Industrial Zoning: M-P (Manufacturing Park)
- Located Within Re-Development Area
- **28% Building-to-Land Coverage Ratio Currently**
- Immediate Access to Riverside (91) Freeway



For Further Information, Please Contact:

Jeff Read
Industrial Group
714.939.6007

CA Salesperson License #01040265

Greg Osborne
Industrial Group
714.939.6059

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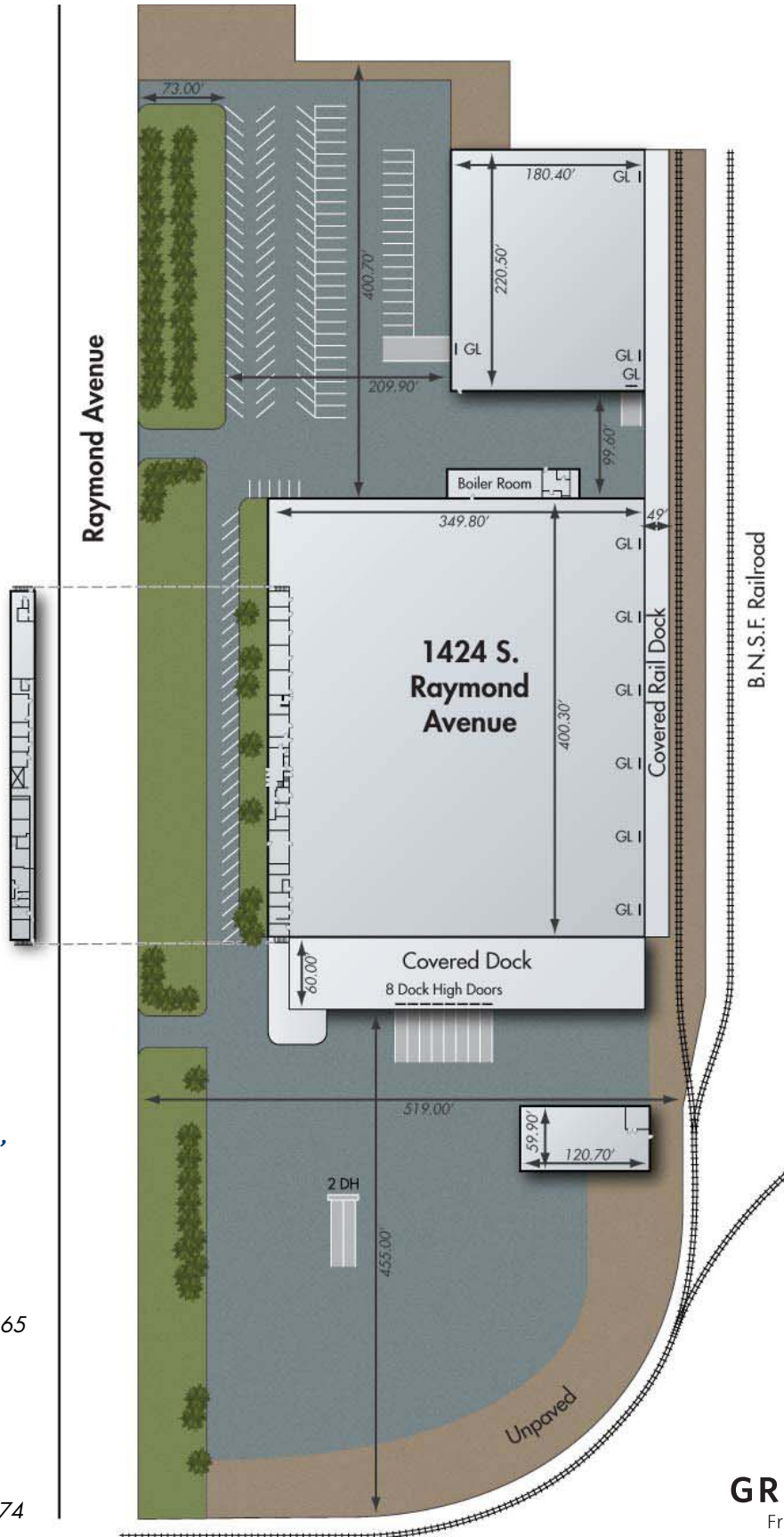
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