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

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PROJECT FEATURES

- New State-of-the-Art Corporate Headquarters Buildings
- 30’ – 32’ Minimum Warehouse Clearance
- True Dock-High Loading Doors
- ESFR Sprinkler Systems
- 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

<table>
<thead>
<tr>
<th>BUILDING NO.</th>
<th>BUILDING AREA</th>
<th>OFFICE</th>
<th>SITE AREA</th>
<th>SPRINKLER</th>
<th>CLEAR HEIGHT</th>
<th>PARKING</th>
<th>LOADING</th>
<th>YARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building 1</td>
<td>309,439 s.f.</td>
<td>6,265 s.f.</td>
<td>12.01 acres</td>
<td>ESFR K17 at 52 psi</td>
<td>32’</td>
<td>235 stalls</td>
<td>40 DH / 2 GL</td>
<td>Secured</td>
</tr>
<tr>
<td>Building 2</td>
<td>212,202 s.f.</td>
<td>6,265 s.f.</td>
<td>8.66 acres</td>
<td>ESFR K17 at 52 psi</td>
<td>32’</td>
<td>171 stalls</td>
<td>23 DH / 2 GL</td>
<td>Secured</td>
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<tr>
<td>Building 3</td>
<td>41,891 s.f.</td>
<td>4,559 s.f.</td>
<td>2.24 acres</td>
<td>ESFR K17 at 52 psi</td>
<td>30’</td>
<td>58 stalls</td>
<td>4 DH / 1 GL</td>
<td>None</td>
</tr>
<tr>
<td>Building 4</td>
<td>45,761 s.f.</td>
<td>4,559 s.f.</td>
<td>2.40 acres</td>
<td>ESFR K17 at 52 psi</td>
<td>30’</td>
<td>60 stalls</td>
<td>4 DH / 1 GL</td>
<td>None</td>
</tr>
<tr>
<td>Building 5</td>
<td>78,523 s.f.</td>
<td>4,559 s.f.</td>
<td>3.12 acres</td>
<td>ESFR K17 at 52 psi</td>
<td>30’</td>
<td>86 stalls</td>
<td>6 DH / 1 GL</td>
<td>Secured</td>
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<tr>
<td>Building 6</td>
<td>141,616 s.f.</td>
<td>6,265 s.f.</td>
<td>5.40 acres</td>
<td>ESFR K17 at 52 psi</td>
<td>32’</td>
<td>121 stalls</td>
<td>13 DH / 2 GL</td>
<td>Secured</td>
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<tr>
<td>Building 7</td>
<td>105,322 s.f.</td>
<td>6,265 s.f.</td>
<td>4.78 acres</td>
<td>ESFR K17 at 52 psi</td>
<td>30’</td>
<td>102 stalls</td>
<td>8 DH / 1 GL</td>
<td>Secured</td>
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<tr>
<td>Building 8</td>
<td>42,000 s.f.</td>
<td>To Suit</td>
<td>3.53 acres</td>
<td>N/A</td>
<td>16’</td>
<td>169 stalls</td>
<td>0 DH / 0 GL</td>
<td>None</td>
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<tr>
<td>TOTAL</td>
<td>976,754 s.f.</td>
<td>44.29 acres</td>
<td>1,002 stalls</td>
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</tbody>
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