

FULLERTON BREA BUSINESS PARK



**UNDER NEW
OWNERSHIP**

RENOVATIONS COMPLETE

4010-4080 NORTH PALM STREET // FULLERTON, CA // 92835

FOR MORE INFORMATION:

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Voit Real Estate Services

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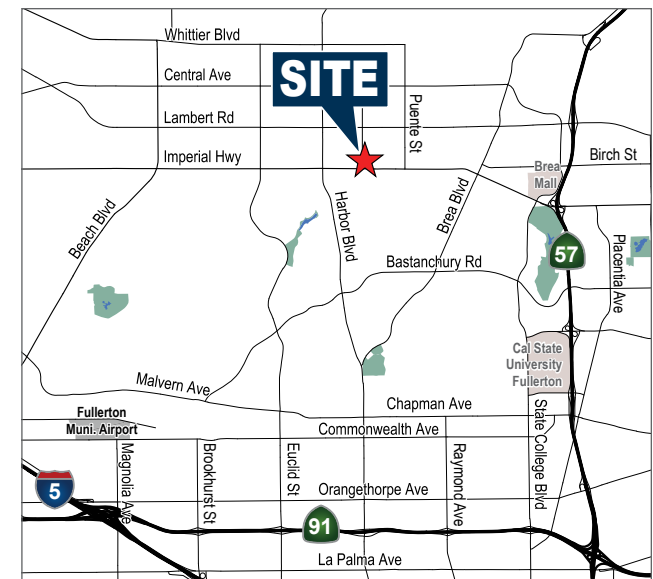
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REAL ESTATE SERVICES



PROPERTY FEATURES

- » High Image Business Park
- » Major Street Frontage and Identity
- » Highly Improved Interior Office
- » 10' to 15' Ground Level Loading Doors
- » Excellent Truck Access
- » 2:1 Parking Ratio (2 spaces per 1,000 Sq. Ft.)
- » Truckwell Loading Available for Select Suites
- » Professionally Managed Business Park
- » Convenient Freeway Access to Los Angeles, Orange, and Riverside Counties

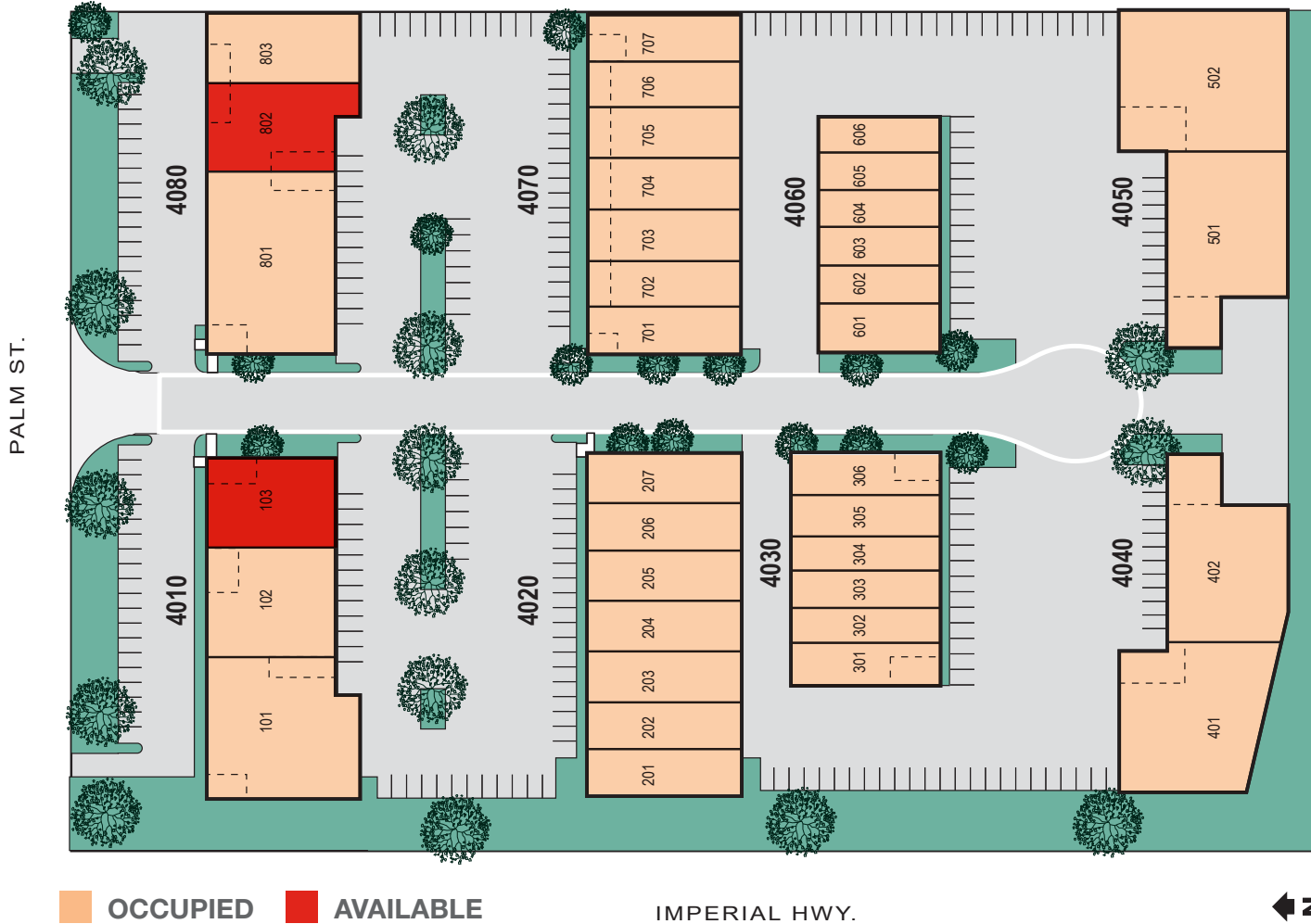


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FULLERTON BREA BUSINESS PARK



SITE PLAN



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AVAILABILITIES

| BUILDING | SUITES | TOTAL SF | OFFICE % | ASKING RATE | AVAILABLE |
|----------|--------|----------|----------|---------------|-----------|
| 4010 | 103 | ±4,391 | ±15% | \$1.69 PSF MG | Now |
| 4080 | 802 | ±6,568 | ±14% | \$1.69 PSF MG | 4/1/2024 |

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 FULLERTON, CA 92835





FULLERTON BREA BUSINESS PARK

BLDG. 4010 // SUITE 103 // FLOOR PLAN

BLDG. 4010 // SUITE 103

- » AVAILABLE SF: ±4,391
- » \$1.69 PSF, MG
- » ±16' CLEARANCE
- » ±700 SF OF OFFICE
- » 1 GRADE LEVEL LOADING DOOR (12' X 12')
- » 400 AMPS
- » AVAILABLE NOW

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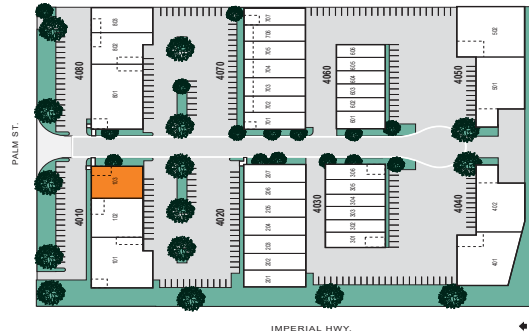
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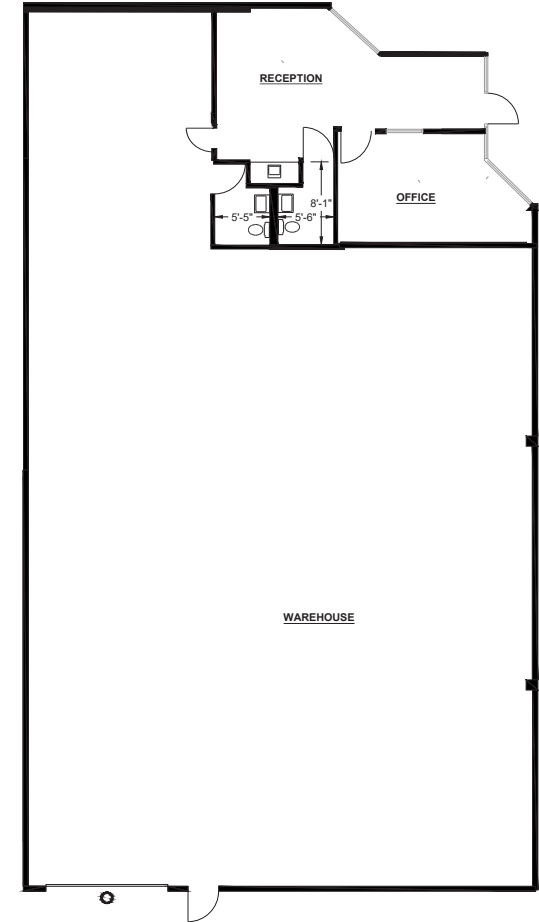
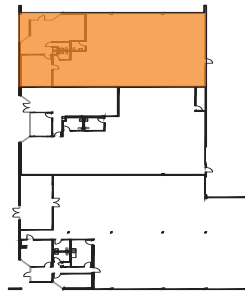
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SITE KEY PLAN:



BUILDING KEY PLAN:



REAL ESTATE SERVICES



FULLERTON BREA BUSINESS PARK

BLDG. 4080 // SUITE 802 // FLOOR PLAN

BLDG. 4080 // SUITE 802

- » AVAILABLE SF: ±6,568
- » \$1.69 PSF, MG
- » ±937 SF OF OFFICE
- » ±16' CLEARANCE
- » 1 GRADE LEVEL LOADING DOOR (12' X 12')
- » 1 DOCK HIGH LOADING DOOR (TRUCK WELL)
- » 400 AMPS 120/208V (VERIFY)
- » AVAILABLE 4/1/2024

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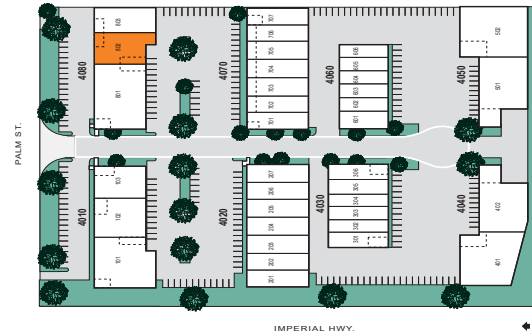
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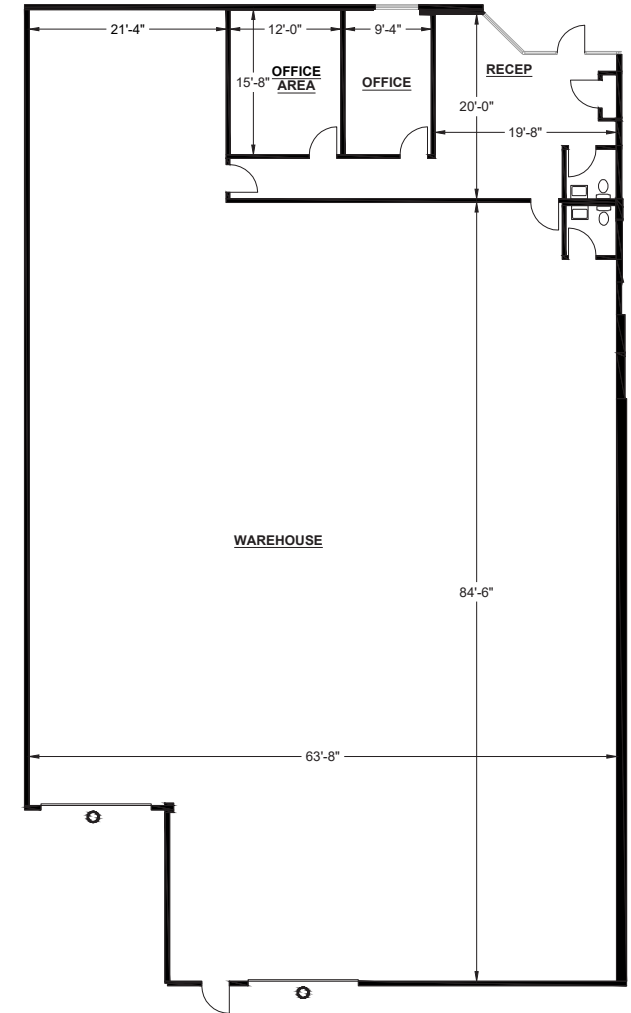
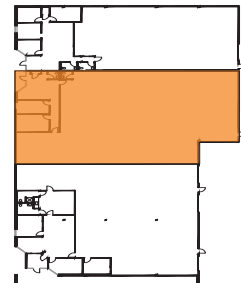
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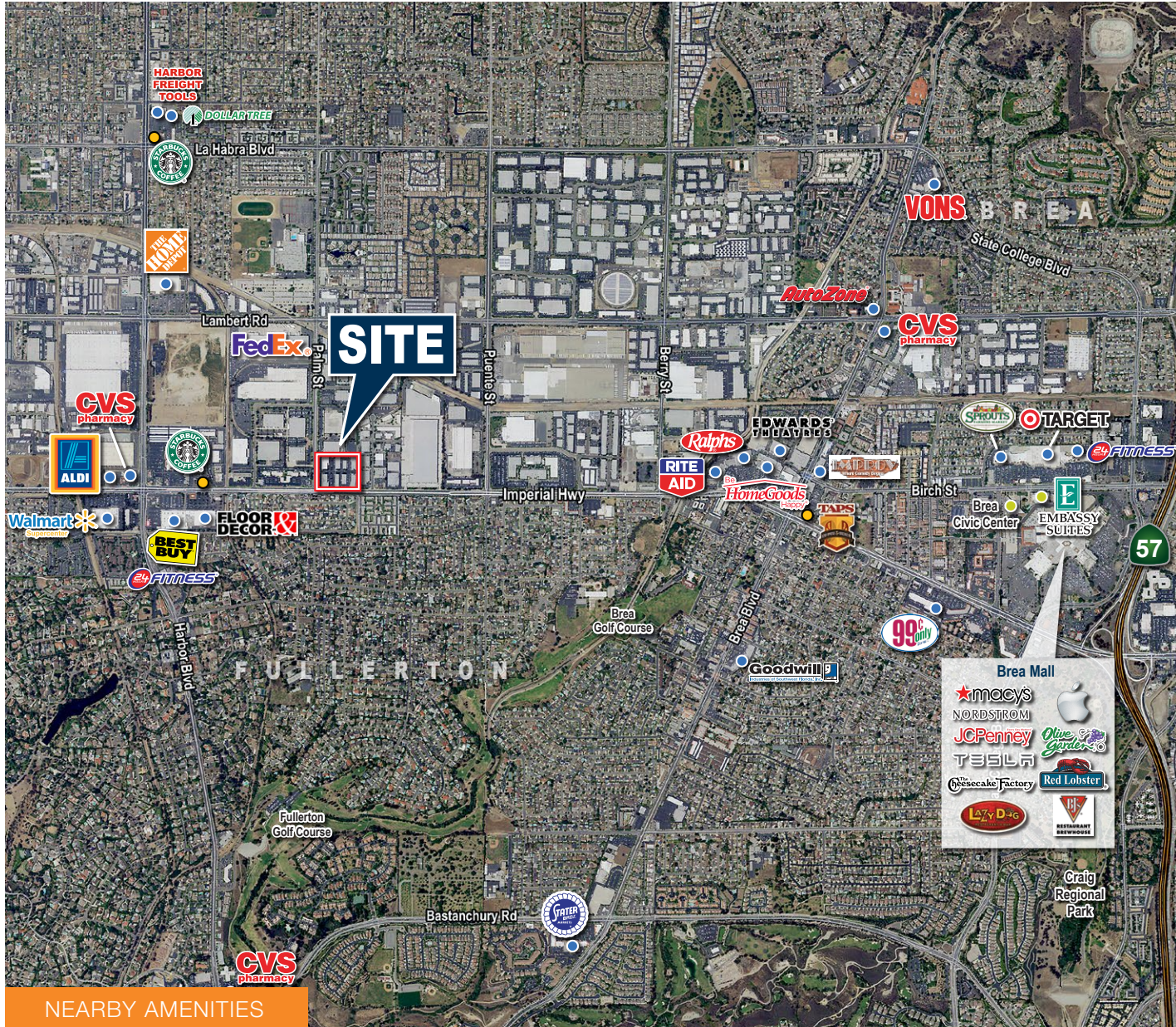
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REAL ESTATE SERVICES

FULLERTON BREA BUSINESS PARK



AMENITIES & IMPROVEMENTS



NEARBY AMENITIES

NEARBY AMENITIES

- STARBUCKS
- FEDEX
- FLOOR & DECOR
- BEST BUY
- 24 FITNESS
- WALMART
- ALDI
- CVS PHARMACY
- TARGET

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