

# FOR SALE

## Park Fullerton

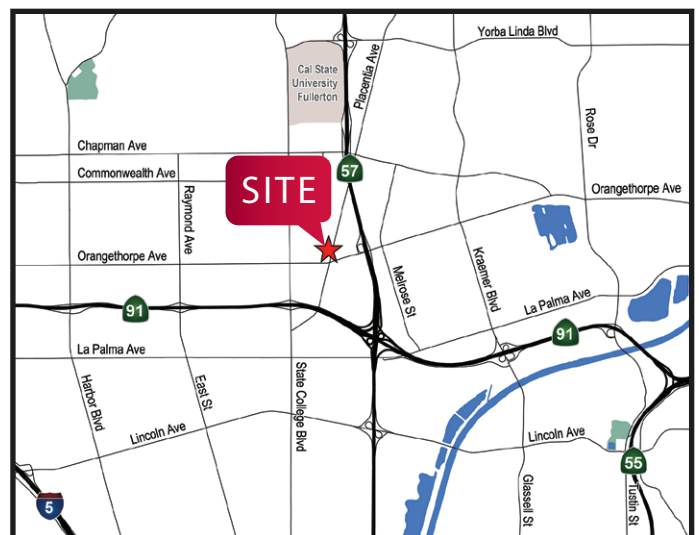
# +/- 8,880 SF



### PROPERTY HIGHLIGHTS

- +/- 3,360 SF (38%) 2-Story Office / Improved Areas
- Placentia Avenue Frontage/Signage Visibility
- C-M Zoning (Commercial/Retail & Manufacturing)
- 400 Amp, 120/208 Volt Power
- 2-GL Doors (12' x 12' & 12' x 14')
- +/- 20 ft. Minimum Warehouse Clearance
- +/- 1,540 SF Bonus / Secured Mezzanine
- +/- 22 Parking Stalls (2.5:1 Ratio)
- Fully Fire-Sprinklered
- Natural Gas
- High Speed Fiber Internet Service
- 4 Restrooms (2 in Warehouse)
- Drive-Around Access

## 1015 S. Placentia Ave., Fullerton, CA 92831



THOM. BROS. 769-D1

Johnny Eubanks  
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CaDRE #00695732

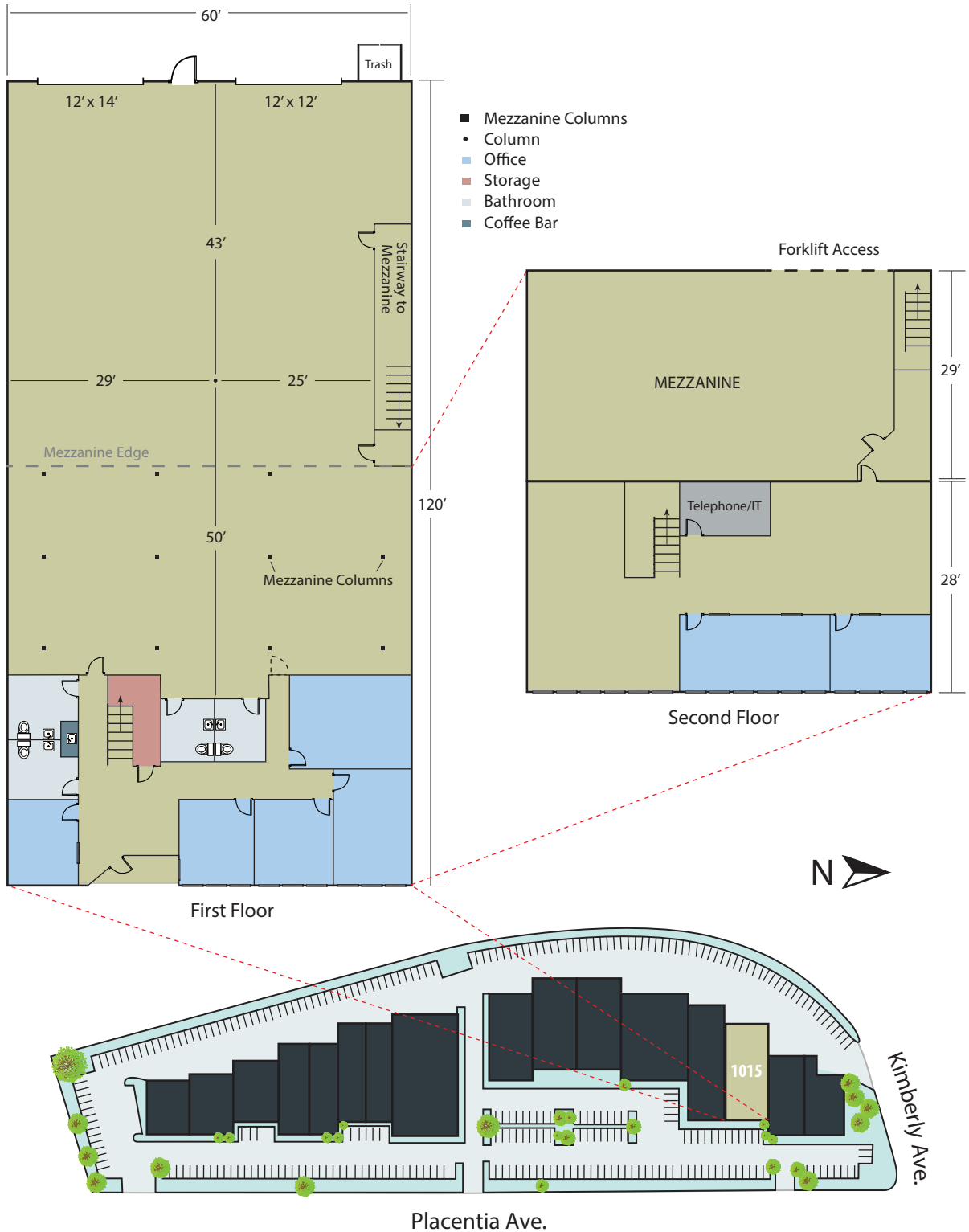
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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