

# THE RAYMER

BUSINESS CENTER

INDUSTRIAL UNITS FOR SALE  
FROM 1,380 TO 16,990 SQ. FT.

2003-2007 RAYMER AVENUE, FULLERTON, CA



**Extensive  
Renovations  
Underway**

*Exclusively  
Offered by:*

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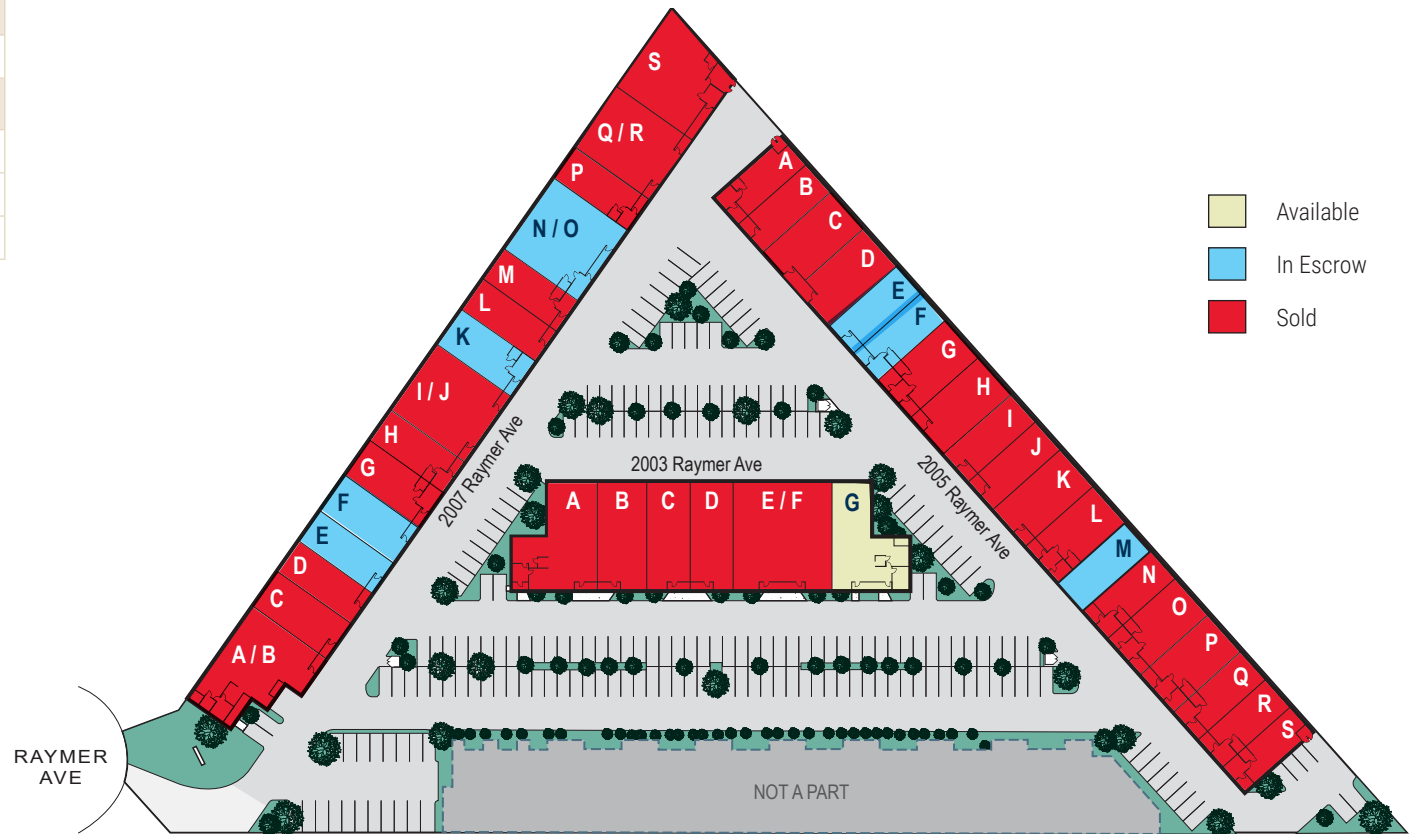
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**Voit**  
REAL ESTATE SERVICES



UNIT	UNIT SIZE	PRICE	STATUS
<b>2003 RAYMER AVENUE</b>			
G	3,025	\$1,134,375	Available 4/1/22
<b>2007 RAYMER AVENUE</b>			
E	1,445	\$541,875	In Escrow
K	1,685	\$631,875	In Escrow
N/O	3,370	\$1,263,750	In Escrow

## SITE PLAN



Property Touring Guidelines



Site Plan not to scale

The Raymer is a master planned business park comprised of three buildings with 45 industrial units offered for sale individually. Unit sizes range for 1,380 sq. ft. and can be combining to create configurations as large as 16,990 sq. ft. Each unit features upgraded offices with LED lighting, 14' to 16' of warehouse clearance, skylights, fire sprinklers and an oversized ground level door. One of the newest projects of this type in Orange County, The Raymer offers each owner the benefit of a business park environment with abundant landscaping, ample onsite parking and excellent circulation for vehicles and trucks. The combination of these features and convenient access to freeways make The Raymer a rare opportunity to own and occupy an industrial unit.

<b>Address</b>	2003, 2005, 2007 Raymer, Fullerton, CA
<b>Total Project Size</b>	Approx. 79,765 Sq. Ft.
<b>Land Area</b>	Approx. 5.26 Acres
<b>Unit Sizes</b>	1,380 - 16,990 SF
<b>Loading</b>	Ground Level Doors (10' x 12' and 12' x 12')
<b>Clearance</b>	16' - 2003 Building; 14' - 2005, 2007 Buildings
<b>Parking Ratio</b>	2:1000
<b>Power</b>	100 Amps per Unit, Three Phase, Four Wire
<b>Fire Sprinklers</b>	Yes
<b>Skylights</b>	Yes
<b>Exterior Lighting</b>	LED Fixtures
<b>Interior Lighting</b>	LED Fixtures



# Property Location



The Raymer offers immediate access to major freeways including the Riverside (91), Santa Ana (5), Pomona (57), Newport (55) and San Gabriel (605), freeways as well as convenient access to the ports of Los Angeles and Long Beach and John Wayne Airport and Los Angeles International Airport. The Raymer is located in the City of Fullerton, which was incorporated in 1904 and has attracted 137,000 residents with its rolling hills, 50 city parks, golf courses, cultural centers, community centers and a thriving Downtown District. The City is home to Cal State University of Fullerton, Fullerton College, the Southern California College of Optometry and a nationally recognized public school system. The City of Fullerton is known as one of Orange County's premier cities to work, live and invest.

