

**3517-3529**

**W COMMONWEALTH AVE**  
FULLERTON | CALIFORNIA

**Voit**  
REAL ESTATE SERVICES

**ZEHNER HILL**  
INDUSTRIAL GROUP

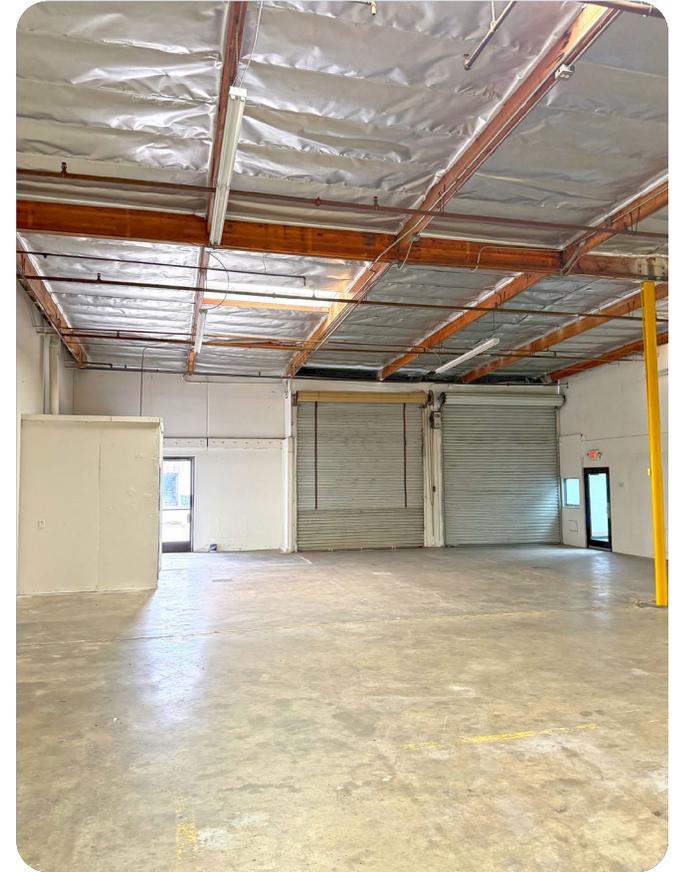


**COMMONWEALTH BUSINESS CENTER**

# PROPERTY DETAILS

## COMMONWEALTH BUSINESS CENTER

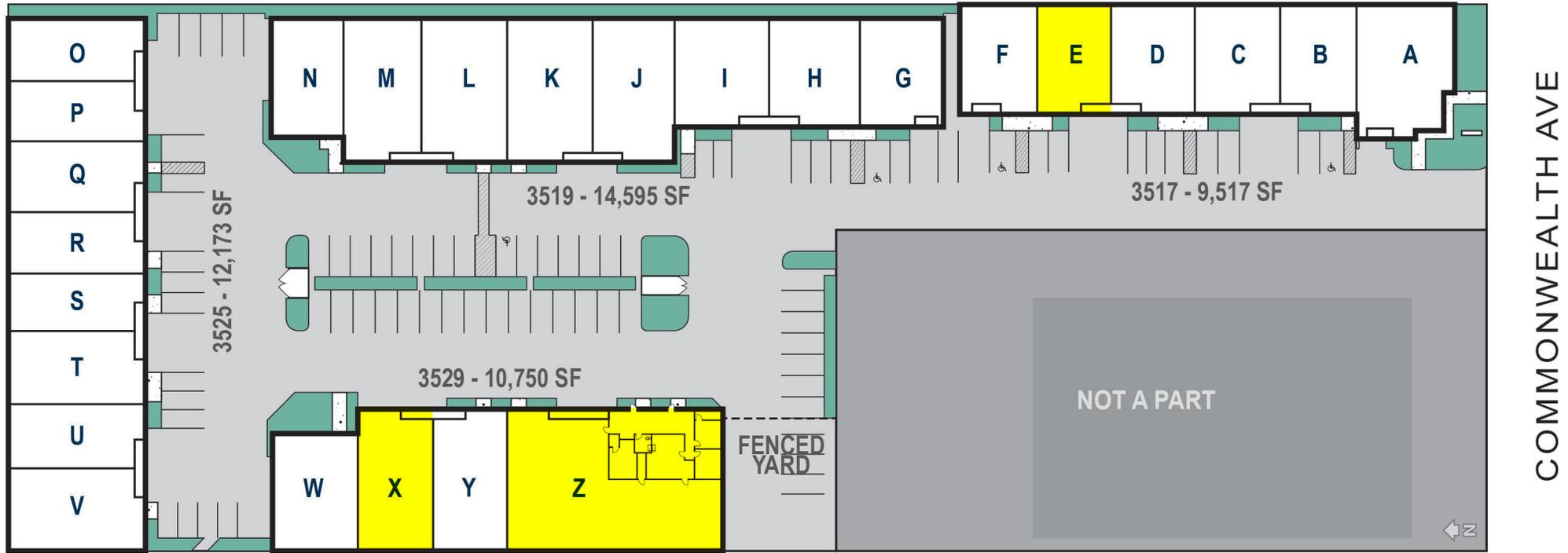
<b>Address:</b>	3517-3529 W Commonwealth Ave. Fullerton, CA
<b>Business Park Size:</b>	±47,035 Square Feet
<b># of Buildings:</b>	4
<b>Typical Unit Size:</b>	1,200 - 5,400 SF
<b>Loading Doors:</b>	Grade Level Loading Doors (oversized)
<b>Clear Height:</b>	14'
<b>Parking Ratio:</b>	±1.66:1000
<b>Total Parking Spaces:</b>	78 Parking Spaces
<b>Fire System:</b>	Fire Sprinkler System
<b>Power:</b>	125 Amps 120/208 Volt, 3-Phase 4 Wire (verify)
<b>CAM:</b>	Includes Trash & Water



## MASTER AVAILABILITY LIST - MARCH 2026

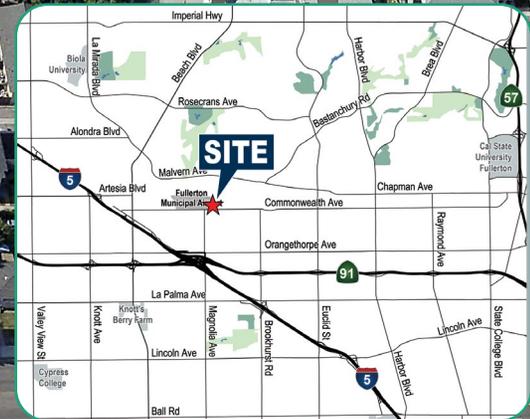
ADDRESS	TOTAL SF	RATE PSF	CAM PSF	AVAILABLE	FEATURES
3517 W. Commonwealth Ave. Unit E	±1,485 SF	\$1.50 Gross	\$0.10 CAM	Now	
3529 W. Commonwealth Ave. Unit X	±1,800 SF	\$1.50 Gross	\$0.10 CAM	Now	
3529 W. Commonwealth Ave. Unit Z	±5,400 SF	\$1.50 Gross	\$0.10 CAM	Now	1,440 SF Office Electric GL Door Fenced Yard

# SITE PLAN



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3517 W. Commonwealth Ave. Unit E	±1,485 SF	\$1.50 Gross	\$0.10 CAM	Now	
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3529 W. Commonwealth Ave. Unit Z	±5,400 SF	\$1.50 Gross	\$0.10 CAM	Now	1,440 SF Office Fenced Yard



**REED RUTTER**  
**SENIOR ASSOCIATE**

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