

# ±196,911 SF FOR LEASE

CORPORATE HEADQUARTERS  
DISTRIBUTION MANUFACTURING BUILDING



## 691-701 BURNING TREE RD

FULLERTON, CA

### **Ben Seybold**

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### **Sean Ward**

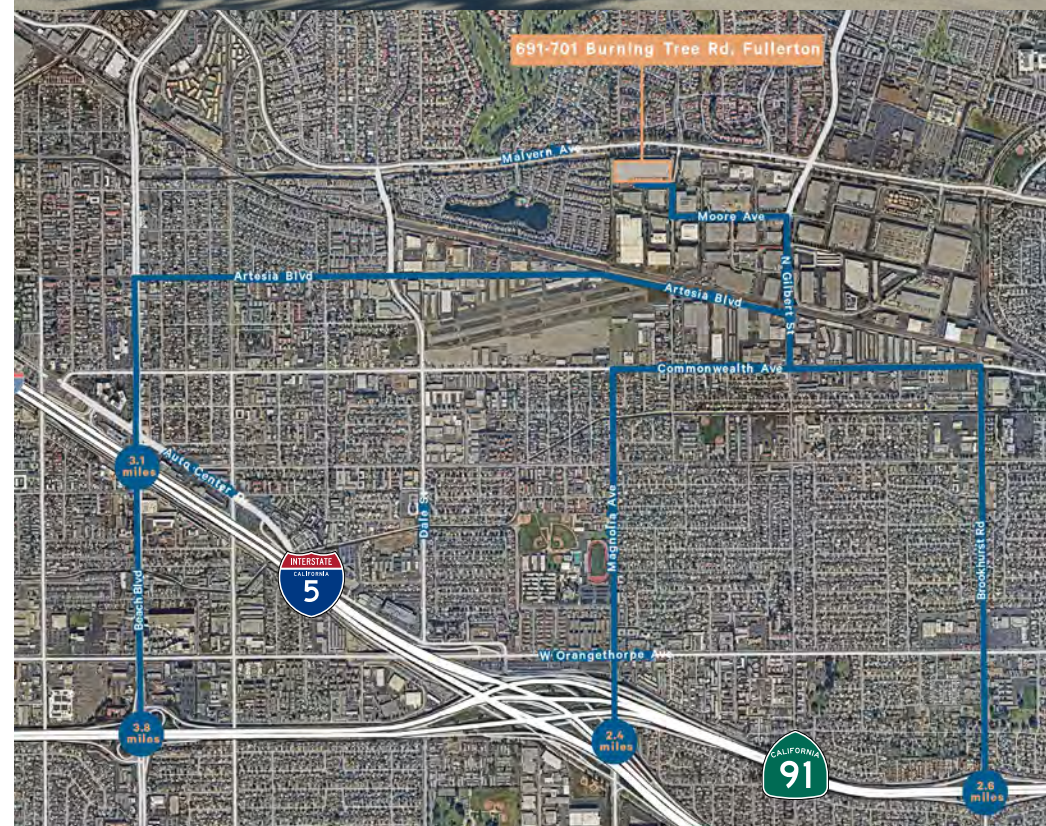
Executive Vice President  
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**CBRE**

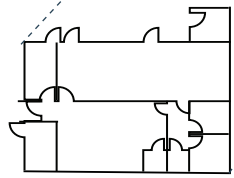
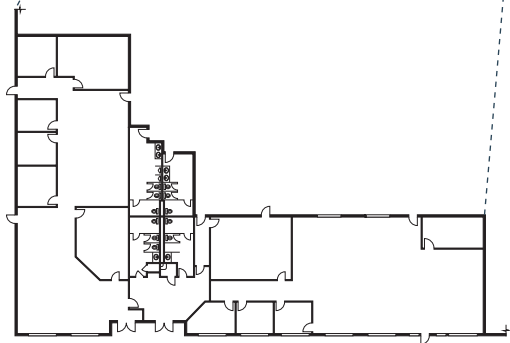
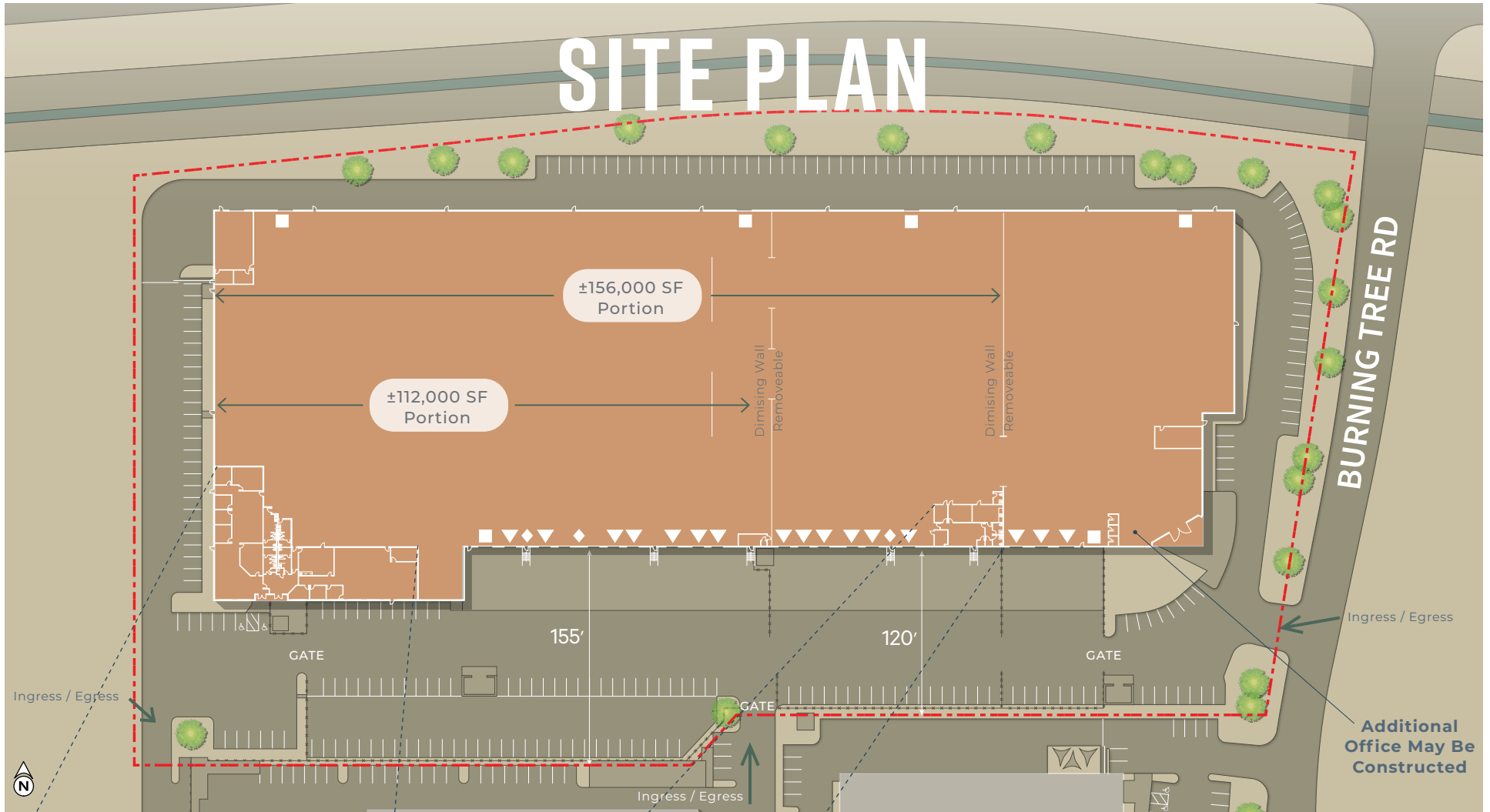
## 691-701 BURNING TREE RD, FULLERTON

# PROPERTY FEATURES

Building Size	±196,911 SF Freestanding, Drive-Around Building
Office SF	±11,575 Total SF of Single-Story Office (to be verified) ±10,075 SF Main Office Area ±1,500 SF Secondary Office Area Office Area Can be Modified to Suit
Dock-High Loading	18 Dock-High Doors
Grade-Level Loading	Six (6) Grade-Level Ramps
Sprinkler System	.60 / 3,000 GPM (ESFR Upgrade Planned)
Warehouse Clearance	28'
Yard	Large Fenced Yard Area
Car Parking	238 Auto Parking Stalls
Electric Power	3,000 AMPs 277/480 Volt Panel
Secured Truck Court	Three (3) Access Points 120' - 155' Truck Court Depth Nine (9) Acre Parcel
Easy Access to I-5 and I-91 Freeways	
Adjacent to 50-Acre Retail Center, Including Restaurants, Financial and Retail Services	

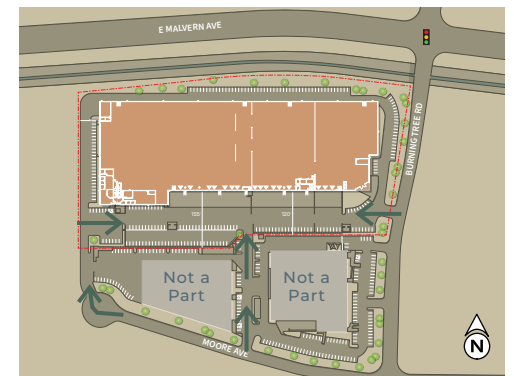


# SITE PLAN



Office Floor Plans

- ▼ DH
- ◆ Knock Outs
- Grade Level



# AERIAL MAP



SUBJECT



E Malvern Ave

E Malvern Ave

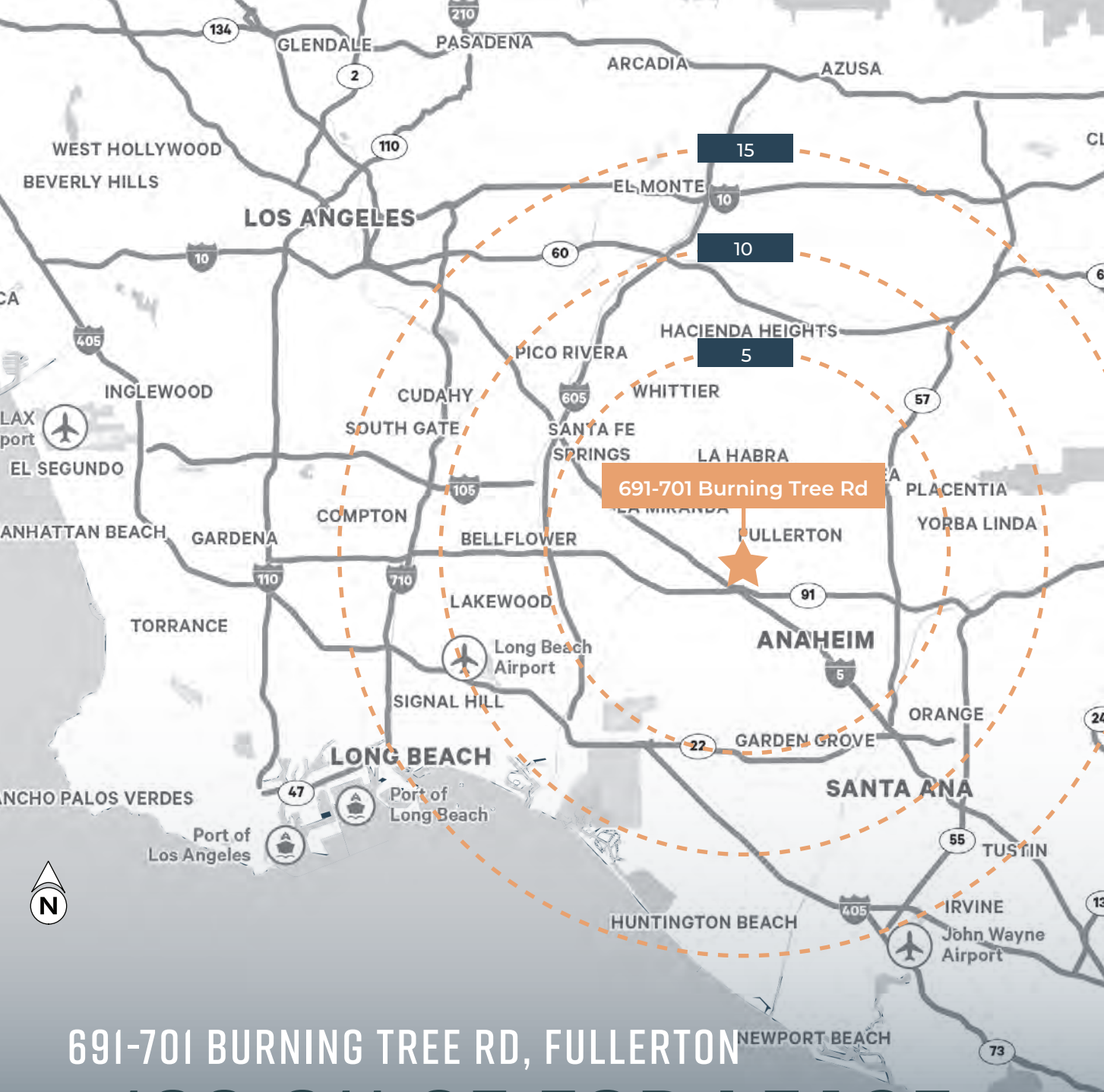
Burning Tree Rd

Moore Ave

N Gilbert St

Artesia Ave





**POPULATION**

5 Miles  
**609K**

10 Miles  
**2.13M**

15 Miles  
**4.56M**

**HOUSEHOLD EXPENDITURE**

5 Miles  
**19.3B**

10 Miles  
**68.2B**

15 Miles  
**143.4B**

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## CONTACT US

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