

# FULLERTON DISTRIBUTION CENTER

FOR LEASE

486 E Lambert Rd, Fullerton, CA

±244,800 SF Available  
Divisible to ±172,800  
SF & ±72,000 SF



Fullerton Distribution Center - 486 Lambert Rd, Fullerton, CA

**For Lease: ±244,800 SF Class A Space Available**  
**Divisible to ±172,800 SF & ±72,000 SF**



### Building Characteristics

Available SF	±244,800 SF
Office SF	±9,666 SF
Clear Height	30' Minimum at First Column
Dock Doors	39 DH, 1 GL
Trailer Parking	23 Stalls
Auto Parking Ratio	1:1,000 SF
Truck Court	180' - 200' All Concrete Truck Court
Sprinkler System	±172,800 SF: .60 GPM/3,000 SF (ESFR-Ready) ±72,000 SF: .30 GPM/4,000 SF
Power	Heavy Power
Column Spacing	±172,800 SF: 60' x 52' ±72,000 SF: 40' x 40'
Fully Secured & Fenced Yard Area	
Central Location to Los Angeles, Orange and Riverside Counties including Ports of Los Angeles and Long Beach	
Proximity to 91, 57, I-5, 60 & 605 Freeways	

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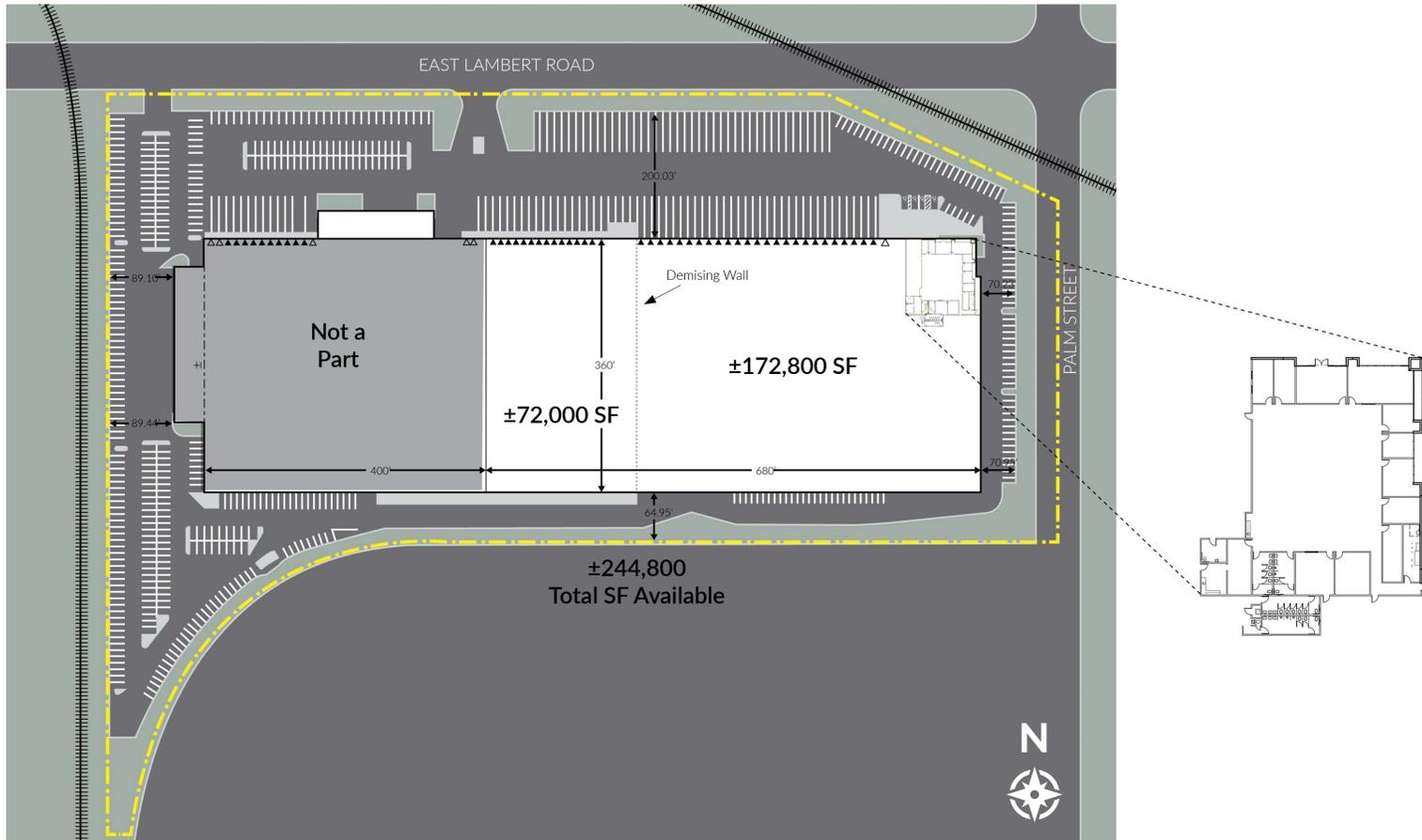


### Building Characteristics

Available SF	±72,000 SF
Clear Height	30' Minimum at First Column
Dock Doors	16 DH
Auto Parking Ratio	1:1,000 SF
Truck Court	180' - 200' All Concrete Truck Court
Sprinkler System	.30 GPM/4,000 SF
Power	Heavy Power
Column Spacing	40' x 40'
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## Site Plan



### Additional Key Features

- Institutionally Owned & Managed
- Within 15 Minutes of Orange County's John Wayne Airport, with Easy Access to LAX, Long Beach & Ontario Airport
- Strategic Infill Location with Proximity to Major Transportation Hubs
- Proximity to the Ports of Long Beach and Los Angeles

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## Location



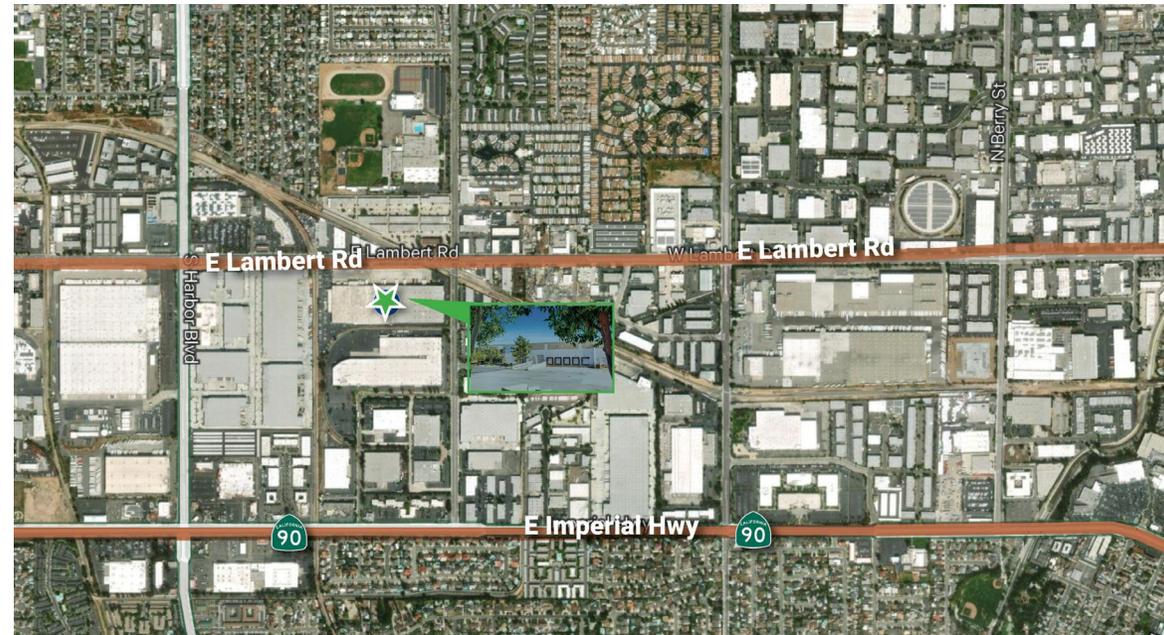
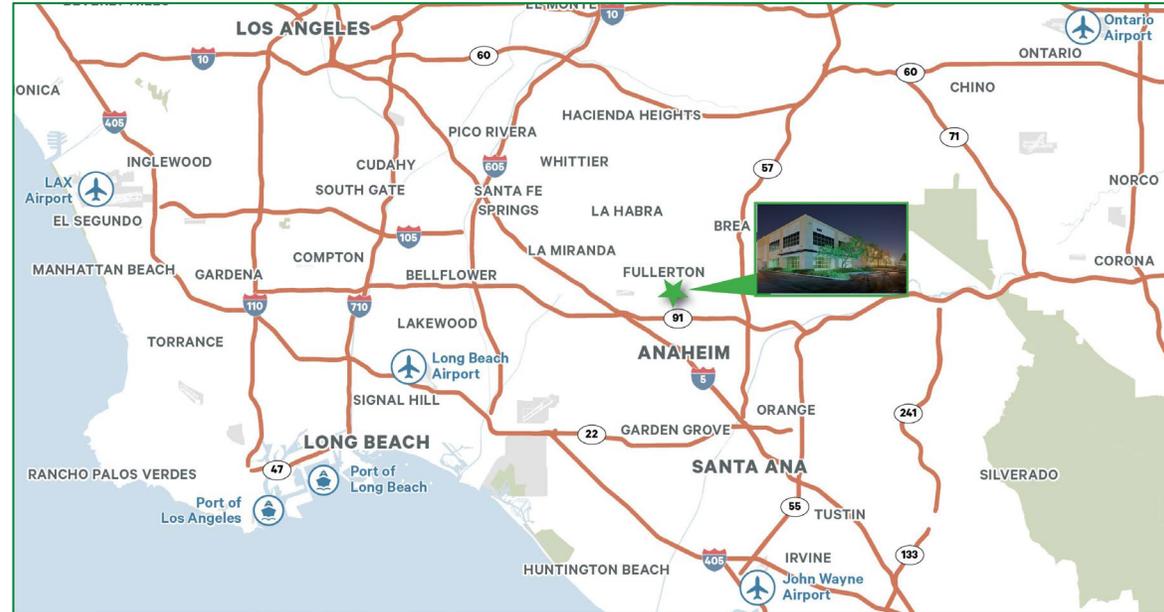
### Nearby Interstates

- 57 Freeway 3 mi
- Interstate 5 8 mi
- 91 Freeway 9 mi
- 60 Freeway 11 mi
- 605 Freeway 11 mi



### Transportation Hubs

- Orange County Airport 22 mi
- LAX 30 mi
- Long Beach Airport 20 mi
- Ontario Airport 27 mi
- Port of Long Beach 29 mi
- Port of Los Angeles 30 mi



## About us

# GLP overview

GLP is a leading global business builder, investor, developer and operator of logistics real estate. We own and operate assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners is the exclusive fund manager and investment advisor of GLP, with approximately \$115 billion in assets under management.

## Disclaimer

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