

Purpose-Built for Modern Distribution,
Logistics, and Last-Mile Users



**±121,946 SF CLASS A FREESTANDING
DISTRIBUTION BUILDING AVAILABLE FOR LEASE**

PREMIER INDUSTRIAL DISTRIBUTION FACILITY SITUATED ON ±5.41 ACRES

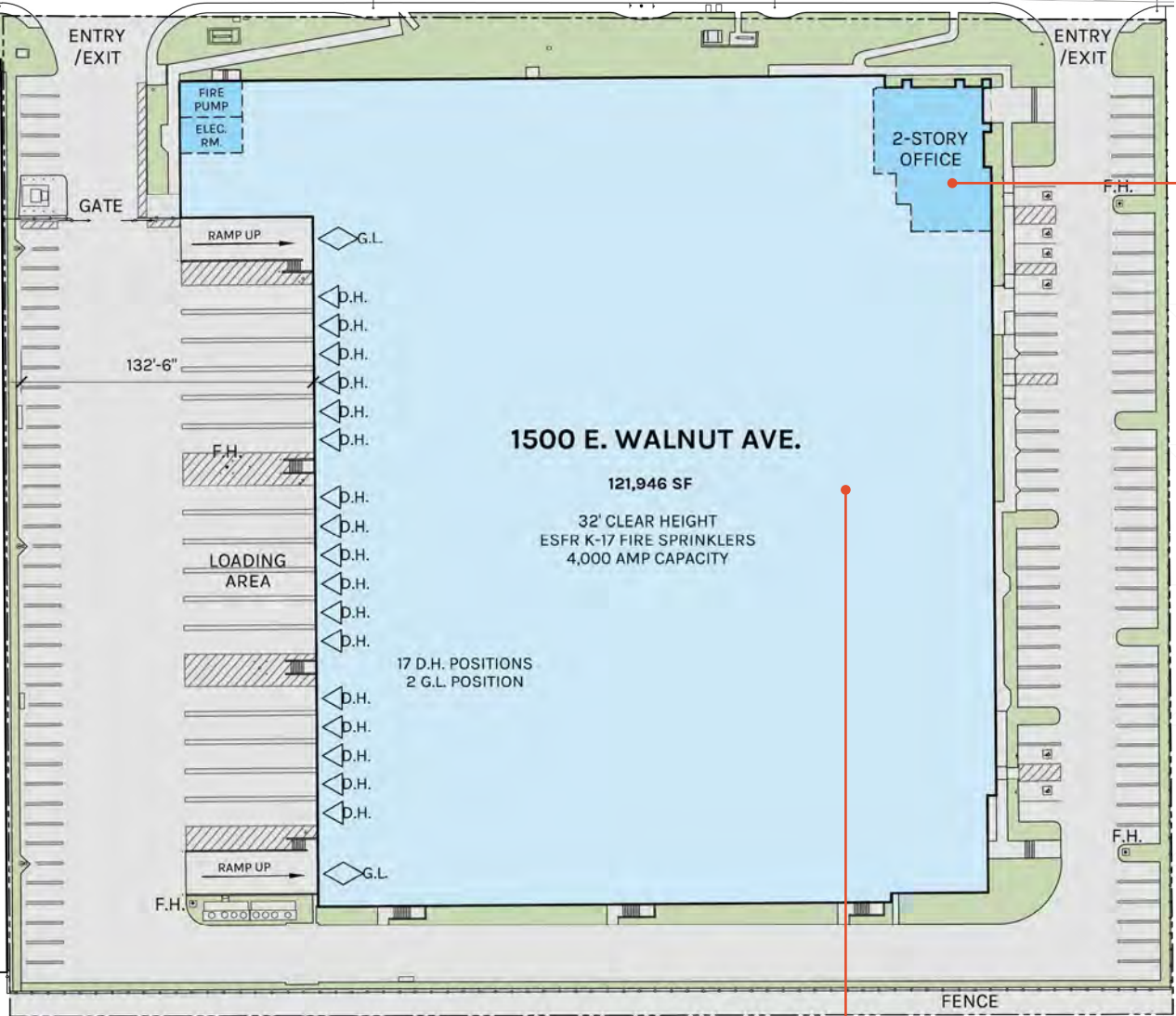
1500 E Walnut Ave | Fullerton, CA 92831





Best-in-Class Class A Warehouse Distribution Facility

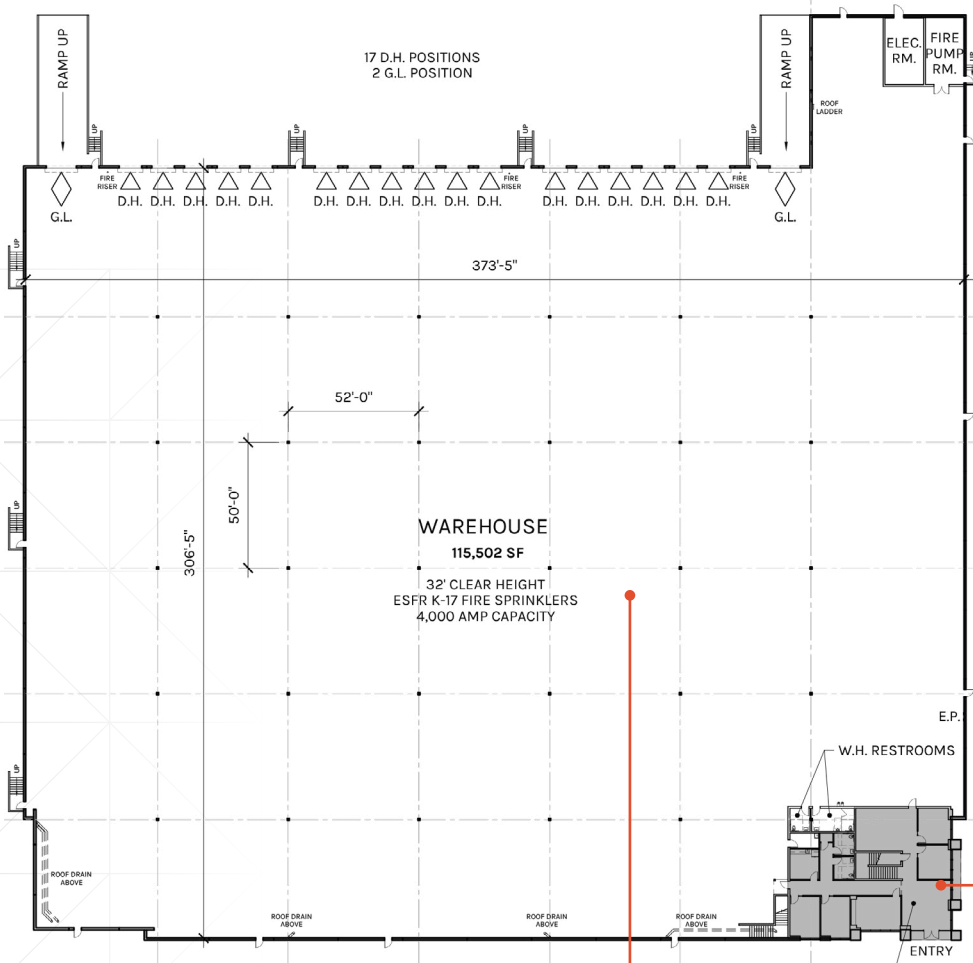
- ±121,946 SF Freestanding Industrial Development
- Lot Size: 5.41 AC / 235,660 SF
- ±6,444 SF Two-Story Office
 - ±3,150 SF First Floor Office
 - ±3,294 SF Second Floor Office
- 17 Dock-High Positions
- Two (2) Grade-Level Ramps
- 32' Warehouse Clear Height
- ESFR K-17 Fire Protection
- Power: 2,000 Amps Capacity (4,000 Amps UGPS)* (*Tenant to Verify)
- 50' x 52' Column Spacing (Typical)
- Large Private, Fenced & Secured Yard Area
- 112 Auto Parking Stalls
- ±132' Truck Court
- Less Than 20 Miles to Orange County & Long Beach Airports
- 30 Miles to Ports of Los Angeles and Long Beach
- Immediate Proximity to the 5, 57, 22, 55 and 91 Freeways



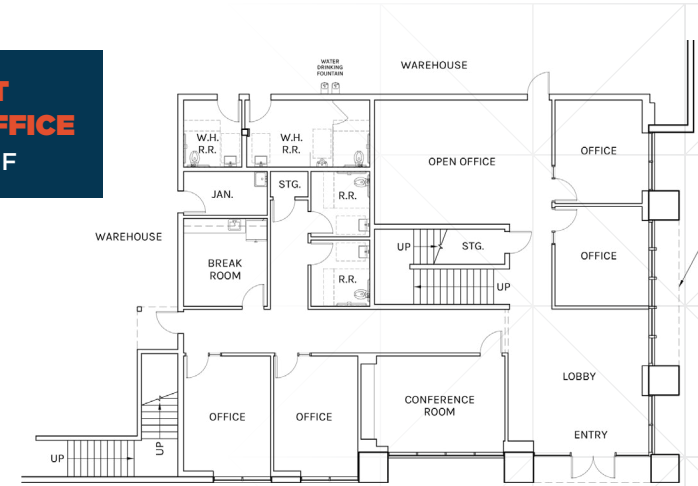
TOTAL
121,946 SF

WAREHOUSE
115,502 SF

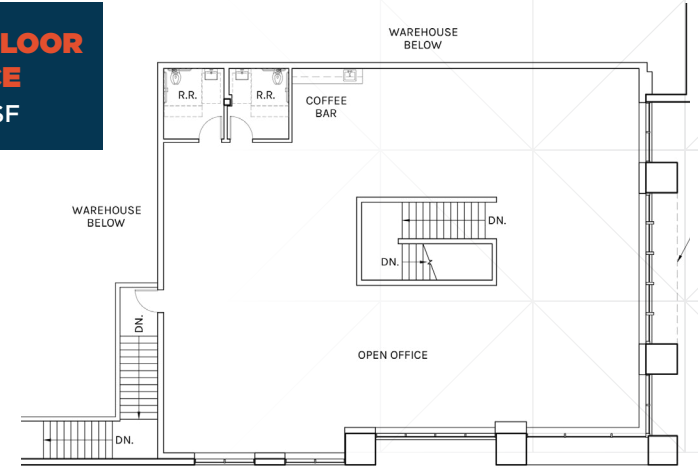
OFFICE
6,444 SF



FIRST FLOOR OFFICE
3,150 SF



SECOND FLOOR OFFICE
3,294 SF



TOTAL
121,946 SF

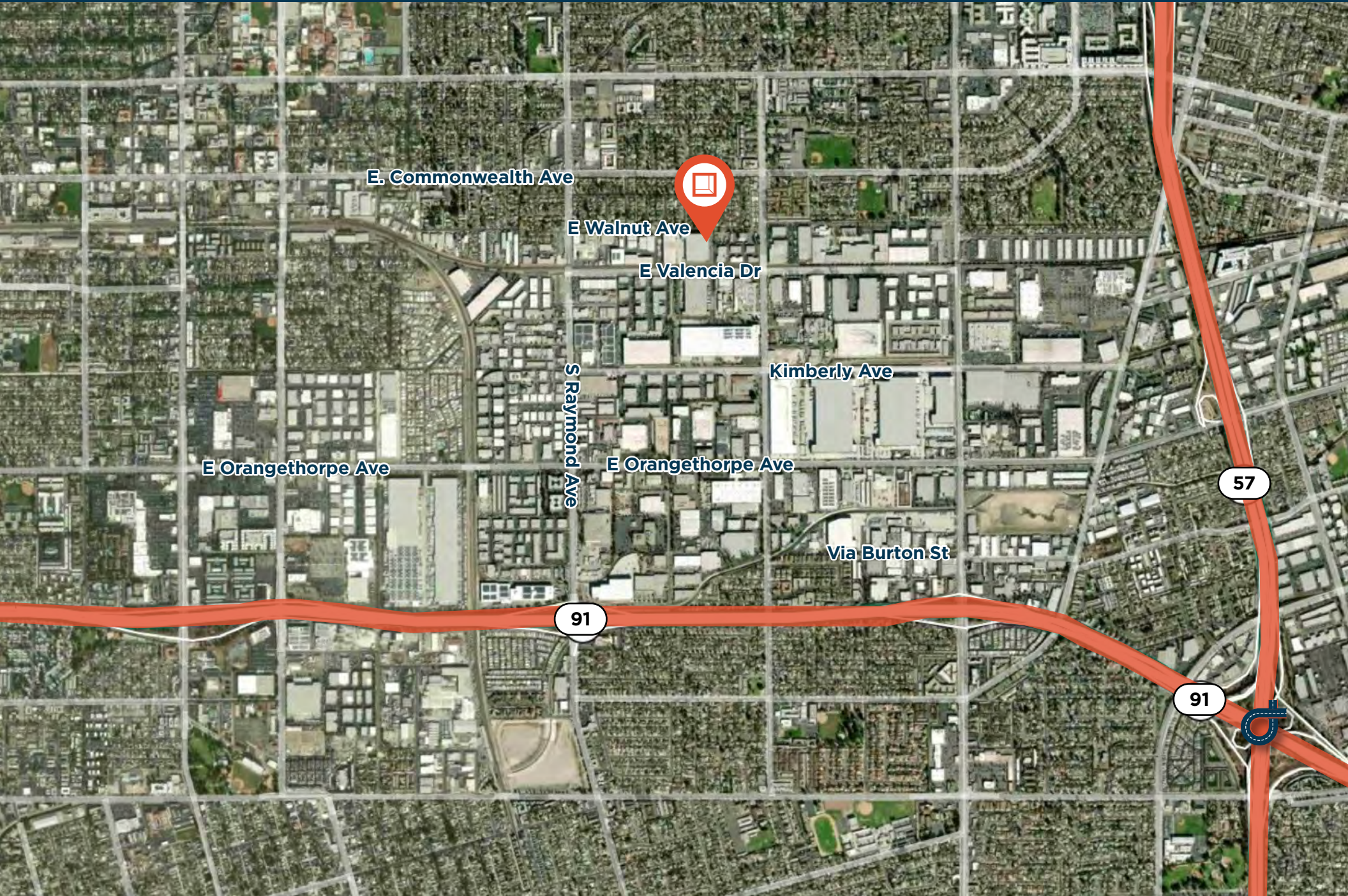
WAREHOUSE
115,502 SF

OFFICE
6,444 SF



Aerial Map

1500 E. WALNUT AVE



E. Commonwealth Ave

E Walnut Ave

E Valencia Dr

S Raymond Ave

Kimberly Ave

E Orangethorpe Ave

E Orangethorpe Ave

Via Burton St

91

57

91



Regional Map

1500 E. WALNUT AVE



30.6 miles Port of LA	29.2 miles Port of LB	
33.5 miles LAX	17.9 miles Long Beach Airport	16.9 miles John Wayne Airport

Population	
10 Miles	1,913,327
20 Miles	6,317,822
30 Miles	11,065,953
Average HH Expenditure	
10 Miles	\$114,511
20 Miles	\$112,491
30 Miles	\$112,791



**Rexford
Industrial**

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CBRE

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