



2100
EVALENCIA DR, UNIT A & C
FULLERTON, CA

FOR LEASE

±112,746 SF &

±144,262 SF

AVAILABLE



UNIT 

UNIT 

FULLERTON **DISTRIBUTION CENTER**

CBRE

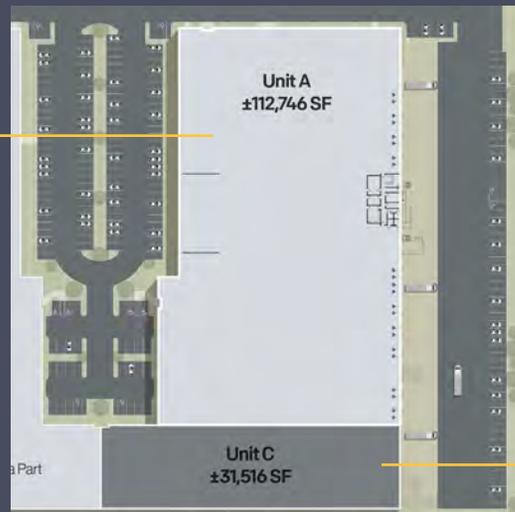
Project Highlights

- Up to ±144,262 SF Available
- Total Office Space: ±3,868 SF
- Minimum Warehouse Clear Height: 24'
- Fire Sprinklered (.45 GPM per 3,000 SF)
- Dock-High Doors: 28 Positions
- Grade-Level Doors: 1
- Power: 400 Amps
- Bay Spacing: 48' x 48'
- Truck Court: 115'
- Possible Fenced & Secured Yard
- Institutionally Owned & Managed Business Park
- Immediate Access to the 91, 57 & 5 Freeways
- Centrally located to Los Angeles, Orange & Riverside Counties, with excellent proximity to the Ports of Los Angeles & Long Beach



UNIT A

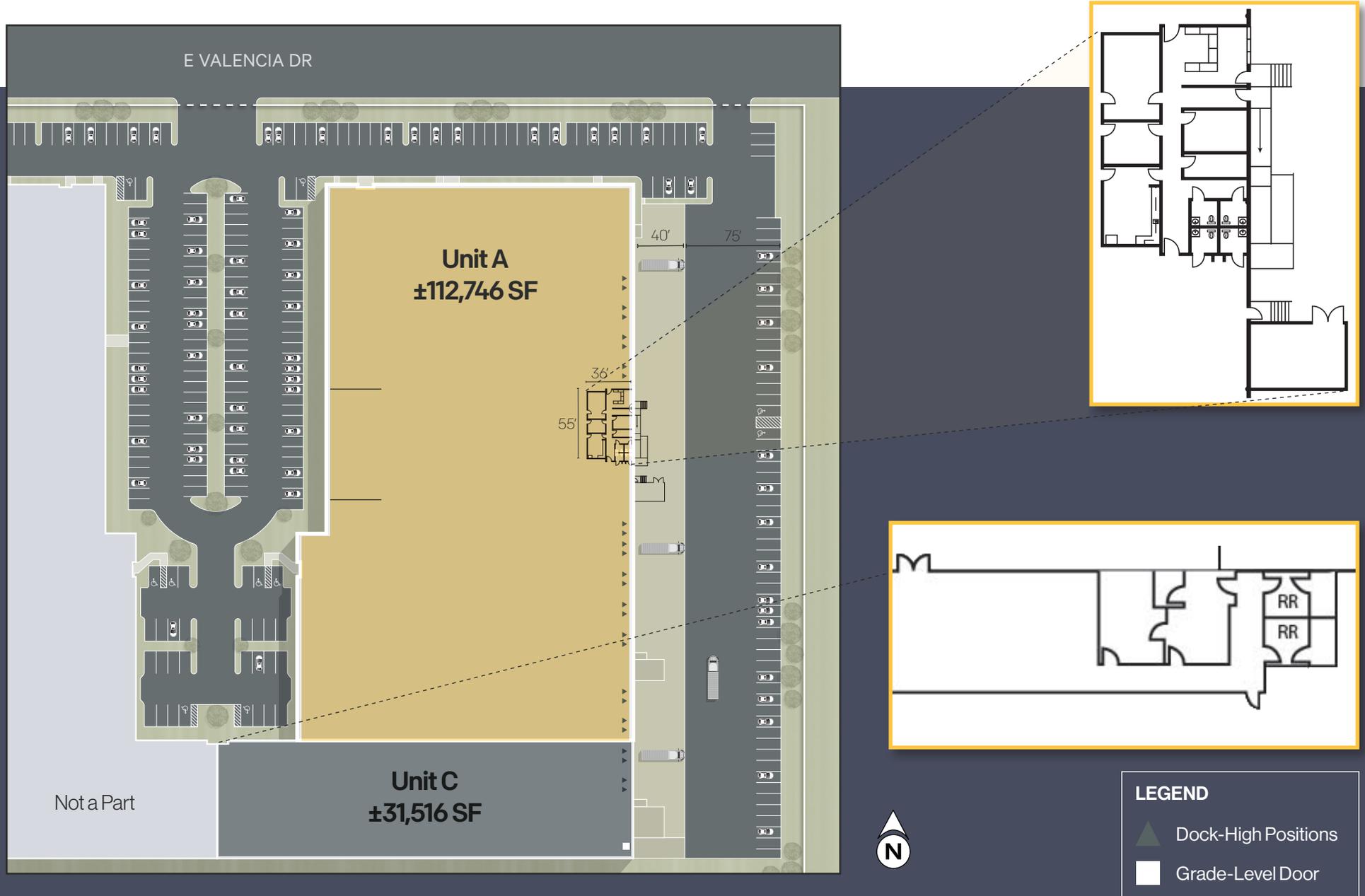
- ±112,746 SF Available
- ±2,016 SF Office
- ±24' Warehouse Clearance
- 24 Dock-High Positions (10' H x 20' W) with Nine (9) Pit Levelers
- 400 Amps Power



UNIT C

- ±31,516 SF Available
- ±1,852 SF Office
- ±24' Warehouse Clearance
- Four (4) Dock-High Positions (10' H x 20' W)
- One (1) Grade-Level Ramp
- 400 Amps Power

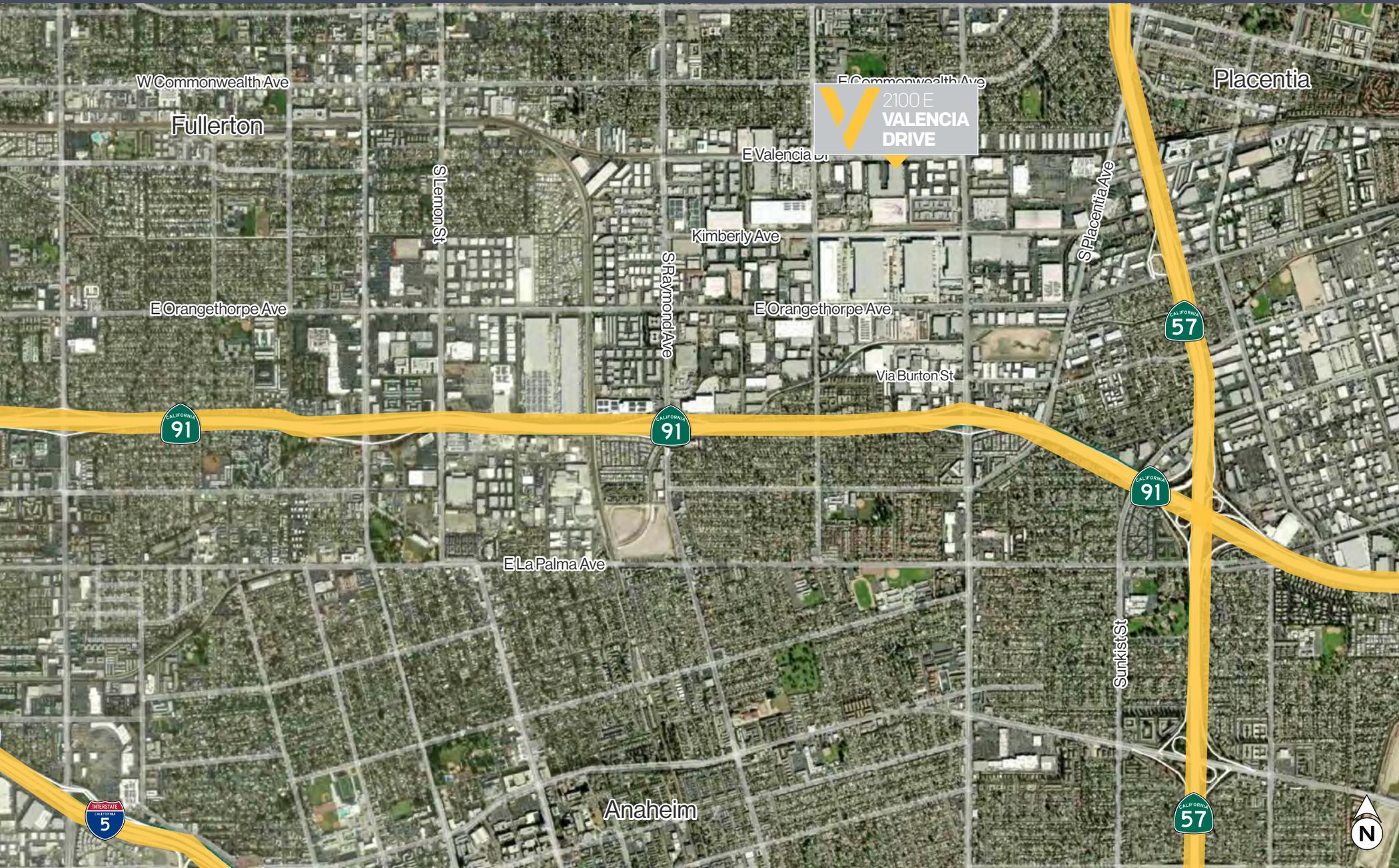
Site Plan





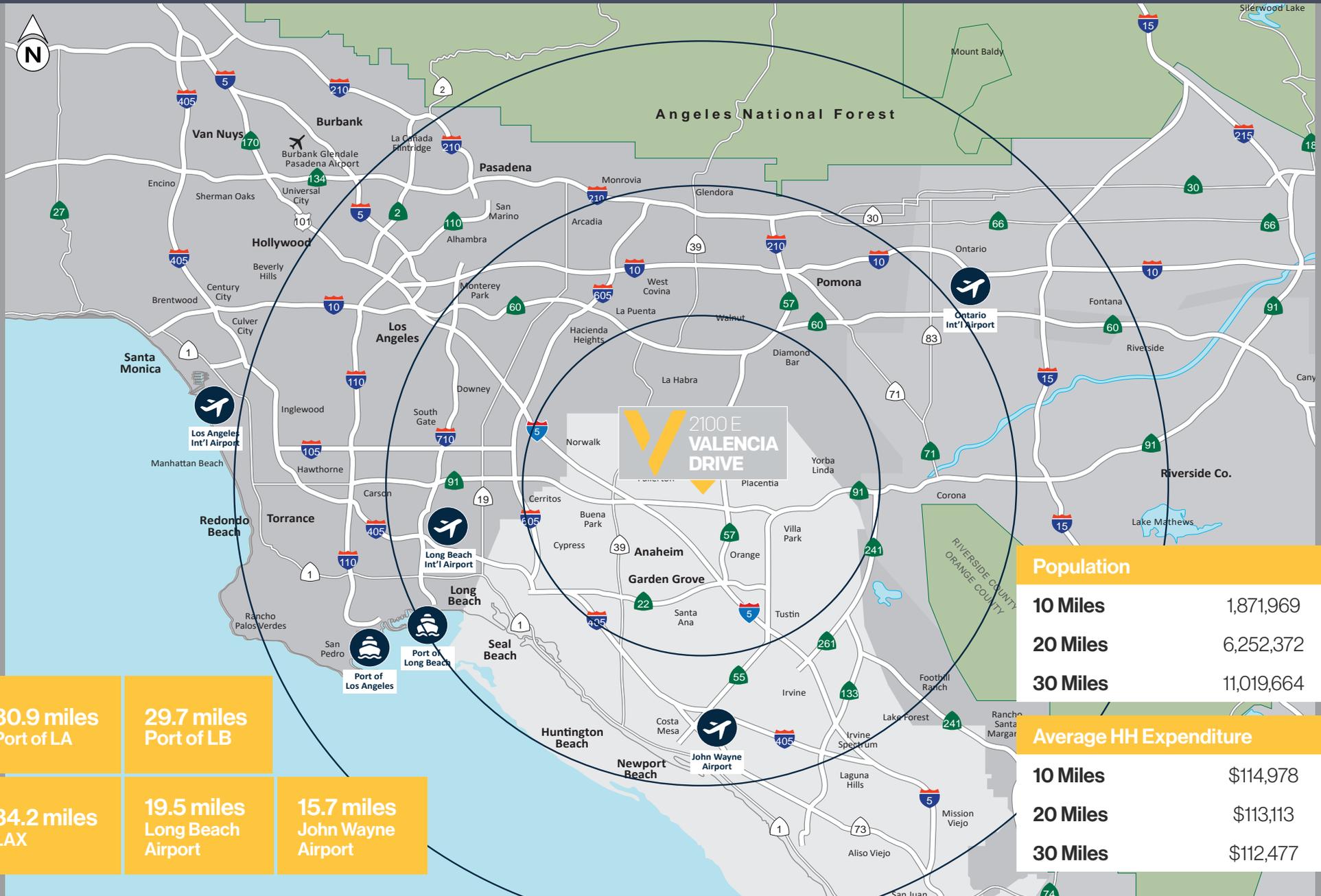
2100 E VALENCIA DR, UNIT A & C | FULLERTON, CALIFORNIA

Local Map



2100 E VALENCIA DR, UNIT A & C | FULLERTON, CALIFORNIA

Regional Map





2100 E VALENCIA DRIVE

FULLERTON, CALIFORNIA

FOR MORE INFORMATION, PLEASE CONTACT:

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