



ARES  
INDUSTRIAL  
MANAGEMENT

# 801 S ACACIA AVE

801 SOUTH ACACIA AVENUE, FULLERTON, CA 92831

FOR LEASE | ±185,525 SQ FT | Speculative Class A Warehouse Distribution Facility on ±8.44 AC



#### SEAN WARD

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DEVELOPED BY



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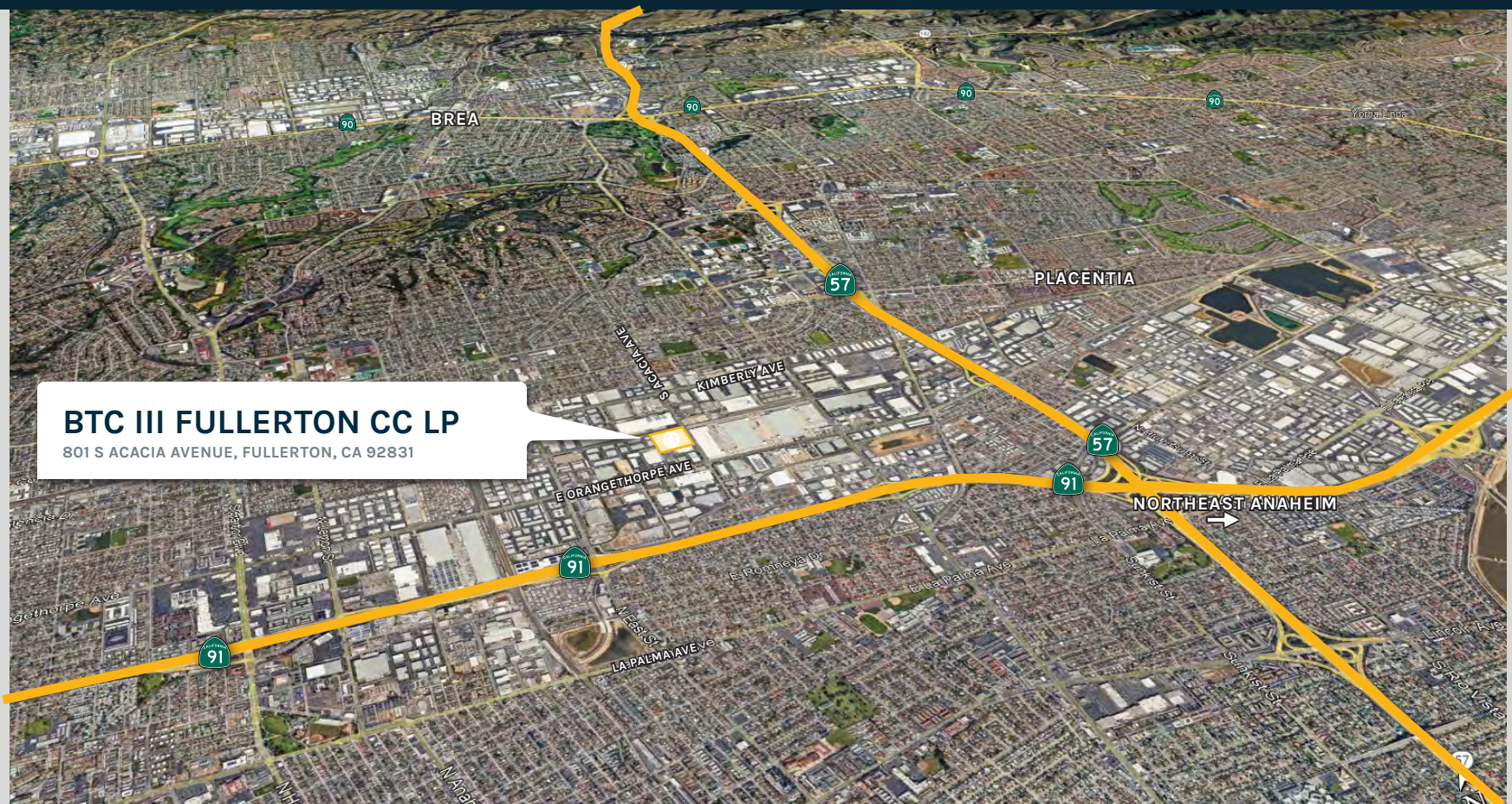
# Property FEATURES

- ±185,525 SF Speculative Class-A, High-Pile Storage, Warehouse Distribution Facility
- ±10,000 SF Two-Story Office
  - 1st Floor: ±5,000 SF
  - 2nd Floor: ±5,000 SF
- 36' Warehouse Clear Height
- 27 Dock-High Doors
- Two (2) Grade-Level Doors
- 4,000 Amps, 277/480v, 3-Phase, 4-Wire
- ESRF Sprinkler System with K-25 Heads
- 185' Concrete Truck Court
- 56' x 50' Bay Spacing (Typical)
- 88 Auto Parking Stalls & 42 Trailer Stalls
- Large Secured & Fenced Yard Area



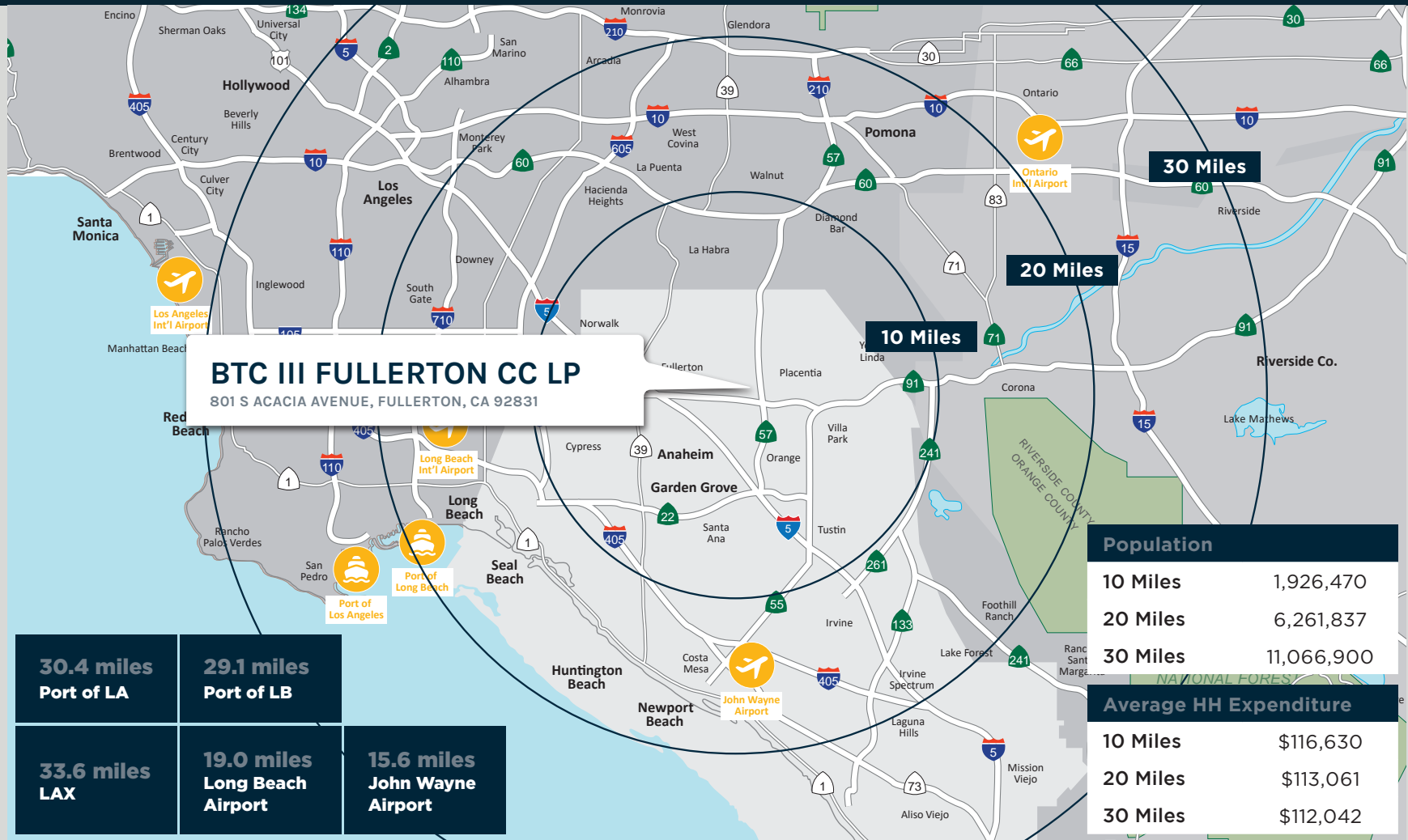
# Location HIGHLIGHTS

- Prime North Orange County Location
- Less Than 3 Miles of Outstanding Retail & Restaurant Amenities in Downtown Fullerton
- Within 5 Miles of the Brea Mall
- Centrally Located Within 25 Miles of All Major SoCal Markets
- Robust Labor Pool of ±1.93M People Within a 10 Mile Radius
- Close Proximity to Imperial Highway and the 91, 57 and 5 Freeways



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# Regional MAP



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## ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit [www.aresmgmt.com](http://www.aresmgmt.com).



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