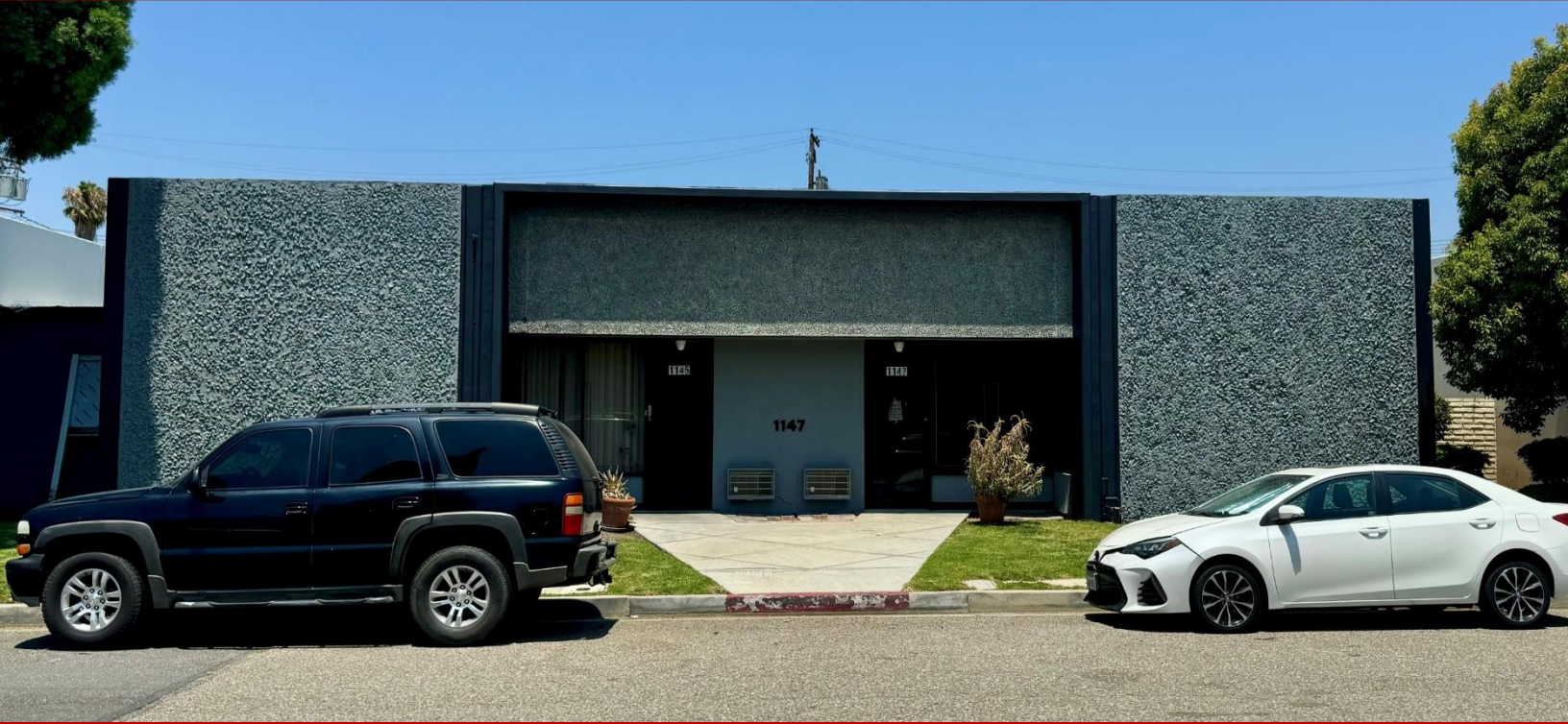


FOR LEASE

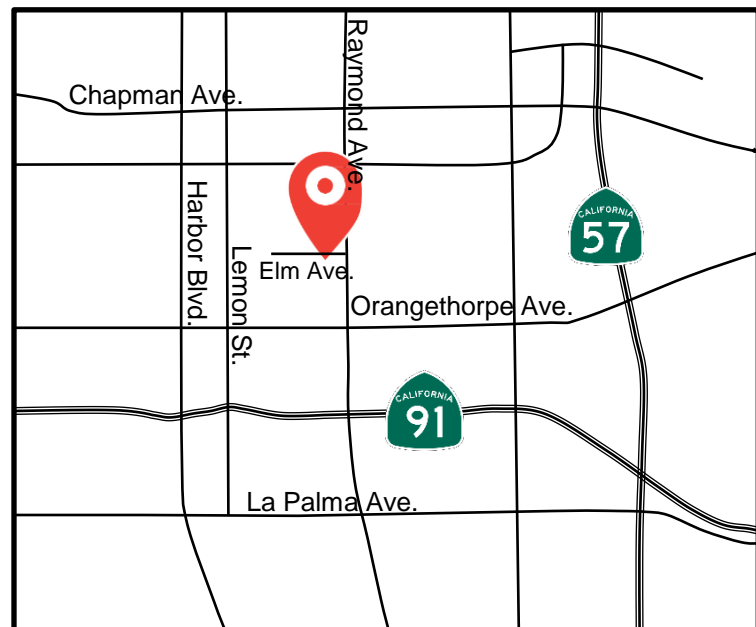
± 3,400 Square Feet INDUSTRIAL UNIT with FENCED YARD



1147 E. Elm Ave., Fullerton, CA 92831

PROPERTY HIGHLIGHTS

- ± 1,100 SF of Office Space
- One (1) Ground Level Doors
- 300 Amps of Power (verify)
- Three (3) Restrooms, One (1) Shop
- 15' Clearance
- Fenced Yard
- Close Proximity to 57 & 91 Freeways



**Map Not to Scale*

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Associates**

COMMERCIAL REAL ESTATE

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.