

±11,837 SF Industrial Building For Sale

1412 E. VALENCIA DRIVE, FULLERTON, CA



Voit
REAL ESTATE SERVICES

ERIK SIKES
Senior Associate
(949) 263-5344 | esikes@voitco.com
Lic. # 02103320

ADAM HILL
Senior Vice President, Partner
(714) 935-2311 | ahill@voitco.com
Lic. # 01970562

PROPERTY FEATURES



±11,837 SF Industrial Building



±1,910 SF Two (2) Story Office Area



±9,927 SF Warehouse Space



22' Minimum Height Clearance



One (1) Ground Level Door (12' x 14')



400 Amps, 277/480 Volts of Power



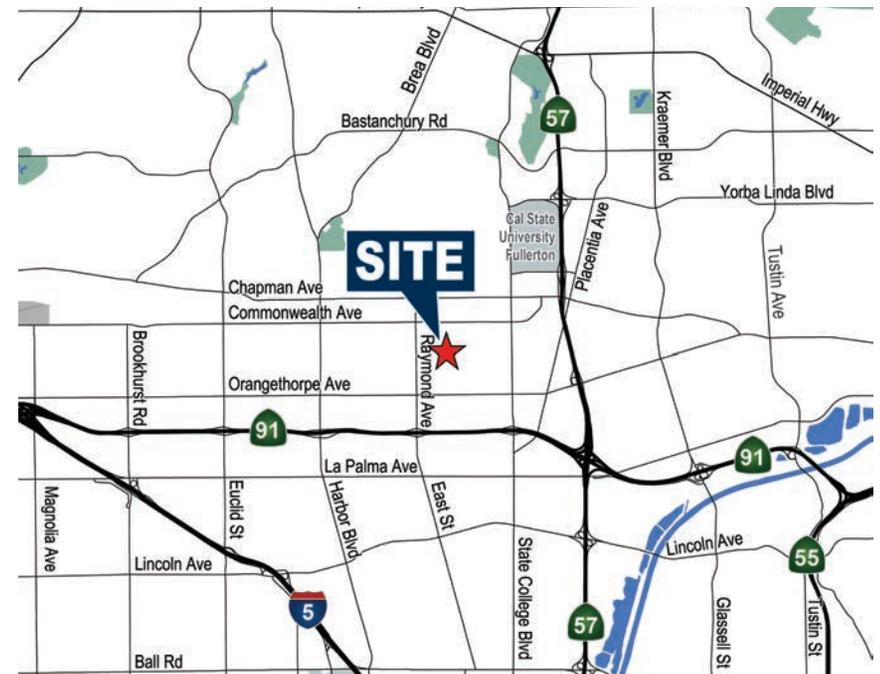
.45 GPM/3,000 SF Fire Sprinklers

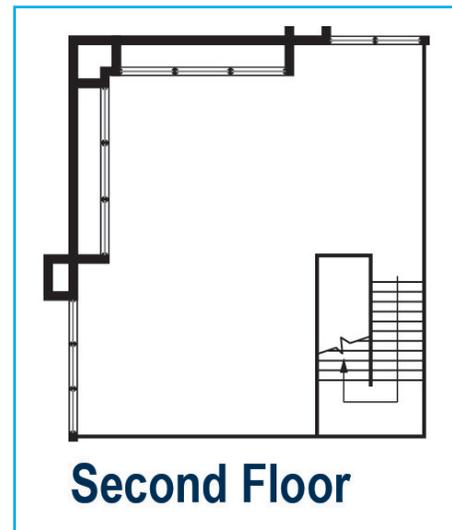
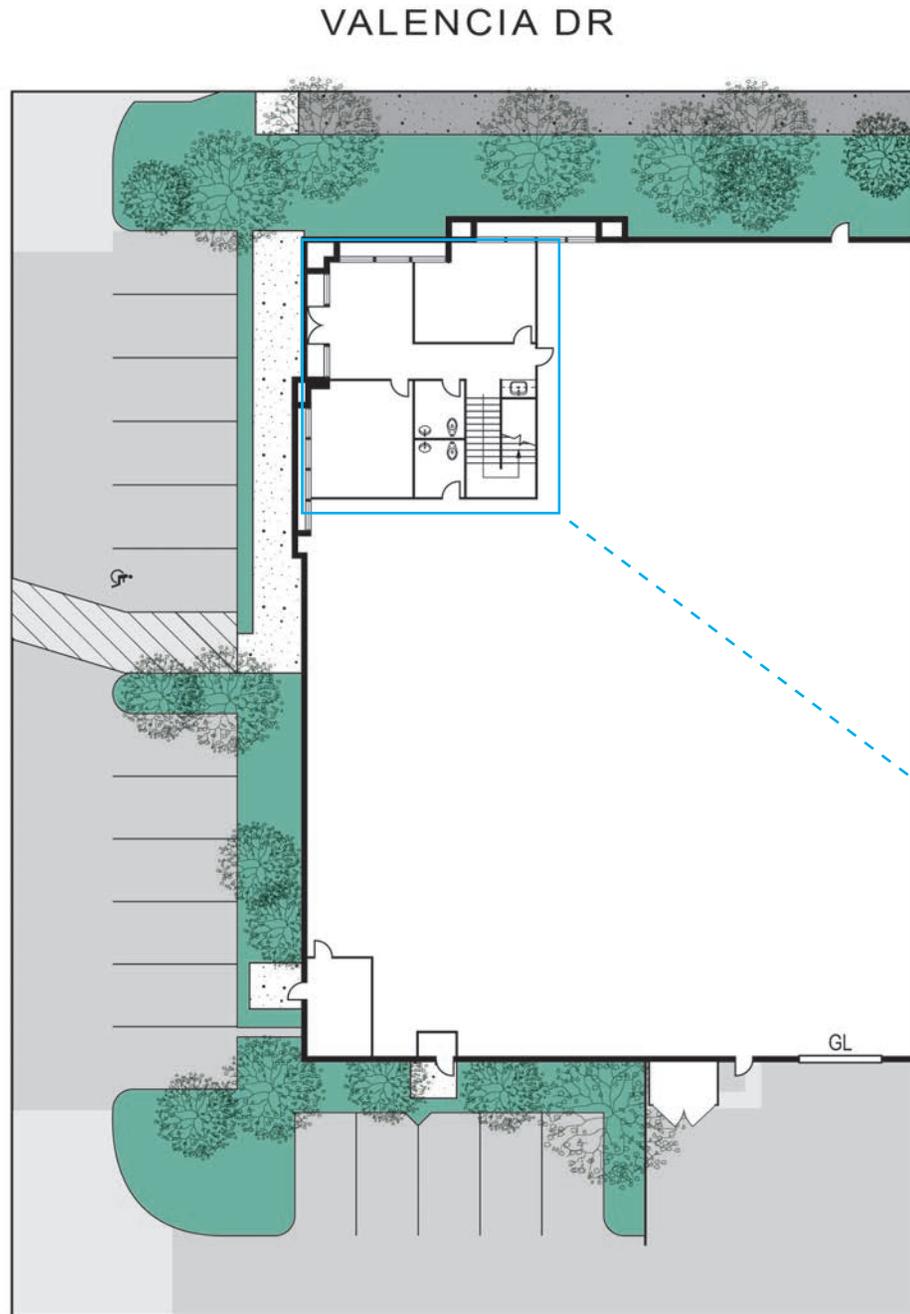


1.75:1,000 Parking Ratio

HIGHLIGHTS

- Classic Architectural Design
- Excellent Access to 91, 57, and 5 Freeways







EXCELLENT LOCATION IN THE CITY OF FULLERTON

±11,837 SF Industrial Building For Sale

1412 E. VALENCIA DRIVE, FULLERTON, CA



For More Information, Please Contact:

Voit
REAL ESTATE SERVICES



ERIK SIKES
Senior Associate
(949) 263-5344 | esikes@voitco.com
Lic. # 02103320



ADAM HILL
Senior Vice President, Partner
(714) 935-2311 | ahill@voitco.com
Lic. # 01970562