

Fullerton Distribution Center

486 E Lambert Rd, Fullerton, CA



For Lease



±244,800 SF Available Divisible to
±172,800 SF & ±72,000 SF



Building Characteristics



Available SF: ±244,800 SF



Office SF: ±9,666 SF



Clear Height: 30' Minimum at First Column



Dock Doors: 39 DH, 1 GL



Trailer Parking: 23 Stalls



Auto Parking Ratio: 1:1,000 SF



Truck Court: 180' - 200' All Concrete Truck Court



Sprinkler System:

±172,800 SF: .60 GPM/3,000 SF (ESFR-Ready)

±72,000 SF: .30 GPM/4,000 SF



Power: Heavy Power



Column Spacing:

±172,800 SF: .60' x 52'

±72,000 SF: 40' x 40'



Fully Secured & Fenced Yard Area



Central Location to Los Angeles, Orange and Riverside Counties including Ports of Los Angeles and Long Beach



Proximity to 91, 57, I-5, 60 & 605 Freeways

For Lease:

±244,800 SF Class A Space Available
Divisible to ±172,800 SF & ±72,000 SF



Building Characteristics



Available SF: $\pm 172,800$ SF



Office SF: $\pm 9,666$ SF



Clear Height: 30' Minimum at First Column



Dock Doors: 23 DH, 1 GL



Auto Parking Ratio: 1:1,000 SF



Truck Court: 180' - 200' All Concrete Truck Court



Sprinkler System:
 $\pm 172,800$ SF: .60 GPM/3,000 SF (ESFR-Ready)



Power: Heavy Power



Column Spacing: 60' x 52'



Fully Secured & Fenced Yard Area



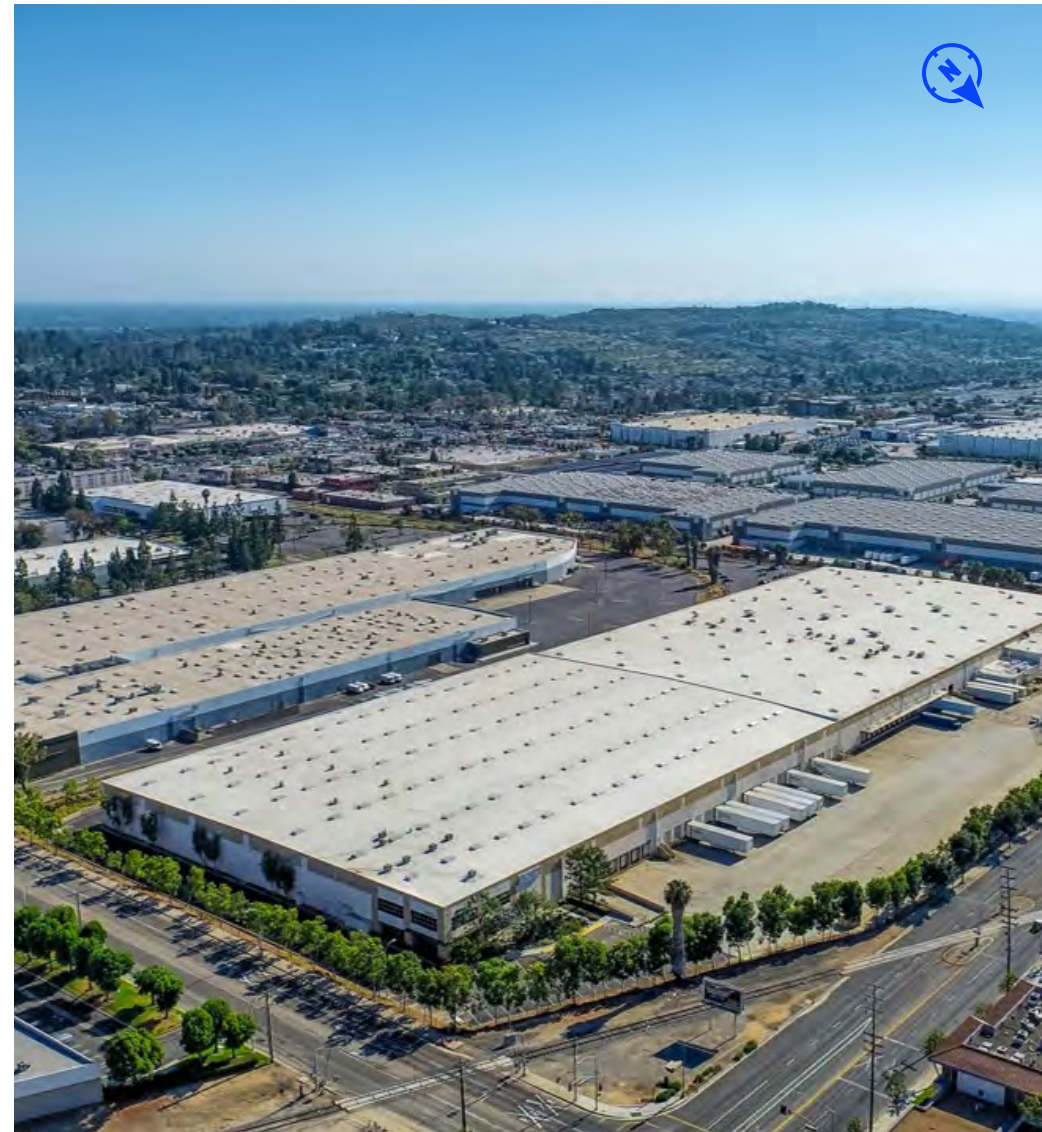
Central Location to Los Angeles, Orange and Riverside Counties including Ports of Los Angeles and Long Beach



Proximity to 91, 57, I-5, 60 & 605 Freeways

For Lease:

$\pm 244,800$ SF Class A Space Available
Divisible to $\pm 172,800$ SF & $\pm 72,000$ SF



Building Characteristics



Available SF: $\pm 72,000$ SF



Clear Height: 30' Minimum at First Column



Dock Doors: 16 DH



Auto Parking Ratio: 1:1,000 SF



Truck Court: 180' - 200' All Concrete Truck Court



Sprinkler System: .30 GPM/4,000 SF



Power: Heavy Power



Column Spacing: 40' x 40'



Fully Secured & Fenced Yard Area



Central Location to Los Angeles, Orange and Riverside Counties including Ports of Los Angeles and Long Beach



Proximity to 91, 57, I-5, 60 & 605 Freeways

For Lease:

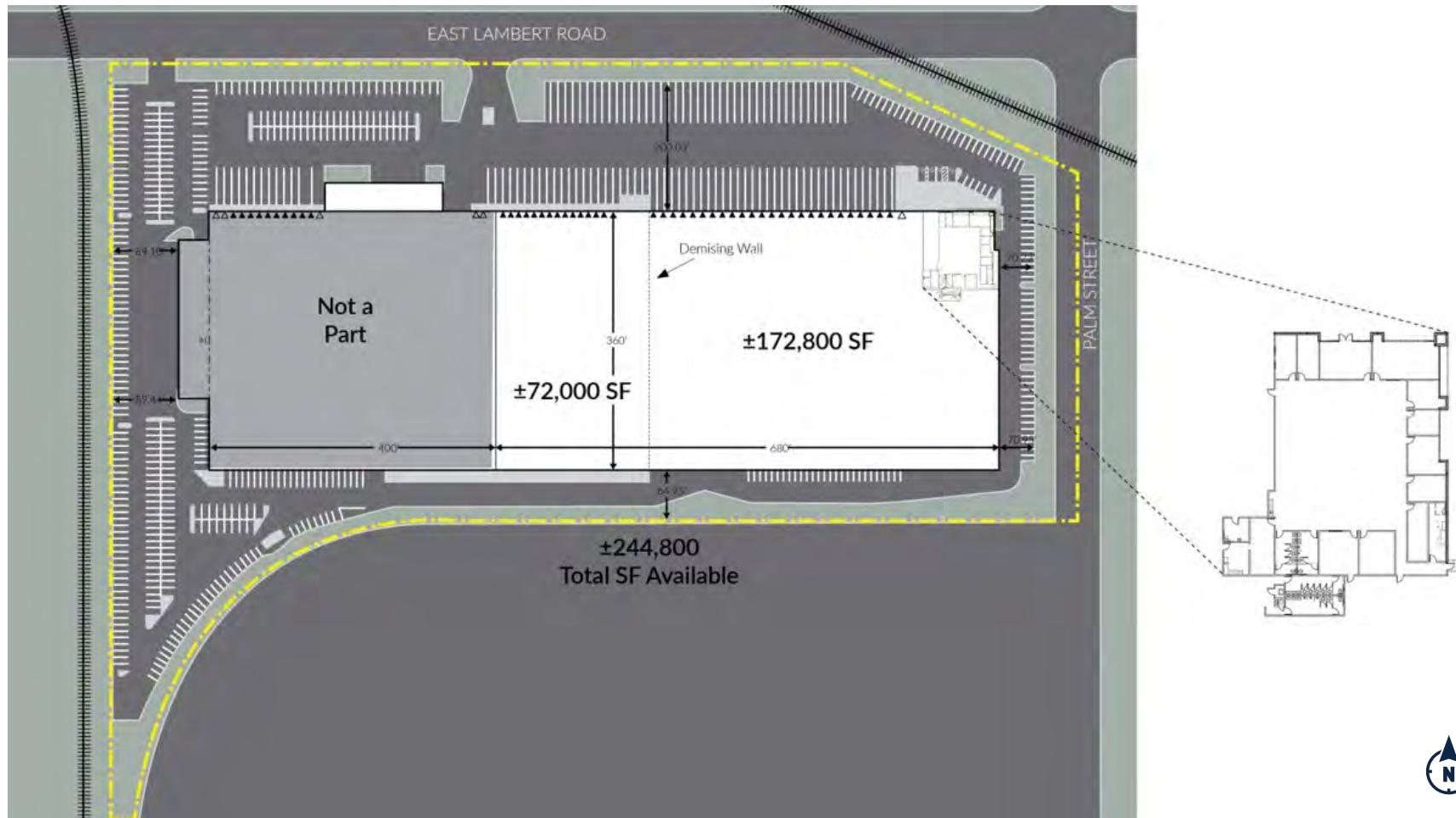
$\pm 244,800$ SF Class A Space Available
Divisible to $\pm 172,800$ SF & $\pm 72,000$ SF



Site Plan

Additional Key Features

- Institutionally Owned & Managed
- Within 15 Minutes of Orange County's John Wayne Airport, with Easy Access to LAX, Long Beach & Ontario Airport
- Strategic Infill Location with Proximity to Major Transportation Hubs
- Proximity to the Ports of Long beach and Los Angeles



For Lease: $\pm 244,800$ SF Class A Space Available

Divisible to $\pm 172,800$ SF & $\pm 72,000$ SF



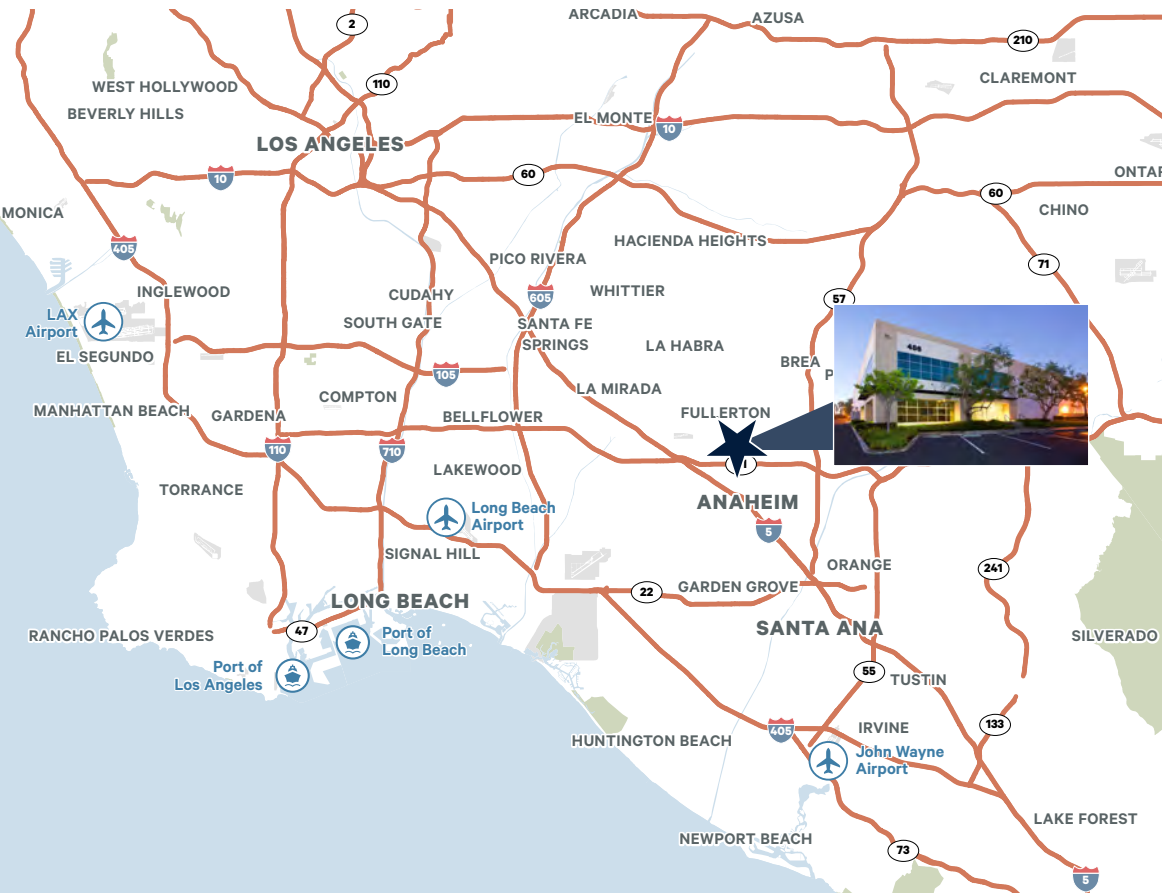
Location

Transportation Hubs

Orange County Airport	22 MI
LAX	30 MI
Long Beach Airport	20 MI
Ontario Airport	27 MI
Port of Long Beach	28 MI
port of Los Angeles	30 MI

Nearby Interstates

57 Freeway	3 MI
Interstate 5	8 MI
91 Freeway	9 MI
60 Freeway	11 MI
605 Freeway	11 MI



Fullerton Distribution Center

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Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at www.marqlogistics.com, and view our current properties at www.glp.com.

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The CBRE logo, consisting of the letters "CBRE" in a white, bold, sans-serif font, centered within a solid blue square.