

WAREHOUSE
for
LEASE

RAYMER BUSINESS CENTER
2007 Raymer Ave., Suite M, Fullerton, CA 92833



PROPERTY HIGHLIGHTS

- Located near Downtown Fullerton and major business corridors
- Strong industrial and commercial presence in the surrounding area
- Near public transportation and major employment hubs
- Zoning: M-G Manufacturing-General (City of Fullerton)
- Convenient access to CA-91 and I-5 freeways
- One (1) Ground-Level Door 10' x 12'
- Upgraded LED Warehouse Lighting
- Equipped with Fire sprinkler system
- 14' Min Ceiling Clearance
- Ample Parking available
- Rent Includes Water & Trash

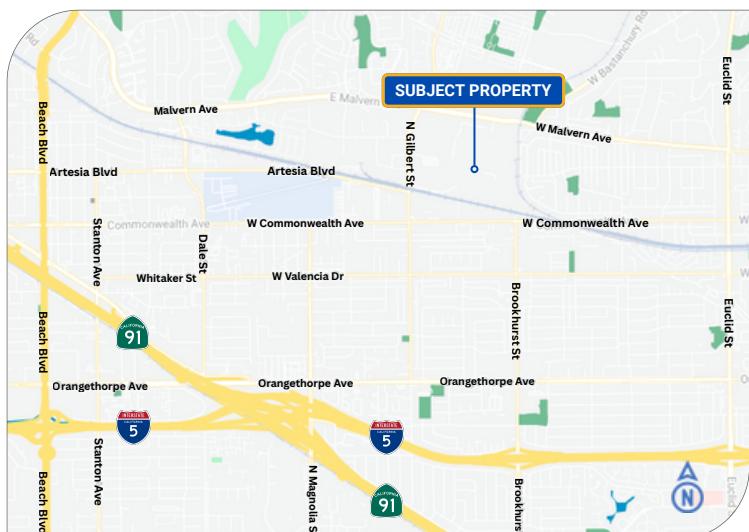
RENTAL DETAILS

Space Size: **± 1,450 SF**

Restroom: **1**

Office Size: **± 144 SF**

Parking(s): **4**



ASKING RATE

Rate

\$1.69 PSF / Month

FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

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Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

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2024 DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|-----------|
| Average Population | 22,370 | 206,090 | 619,103 |
| Household Income | \$127,125 | \$112,729 | \$107,785 |
| Daytime Population | 8,452 | 108,046 | 270,855 |

Source: Esri

TRAFFIC COUNTS

N Gilbert St:

± 41,054 AADT (Source: Caltrans)

Malvern Ave:

± 35,046 AADT (Source: Caltrans)

W Commonwealth Ave:

± 21,027 AADT (Source: Caltrans)

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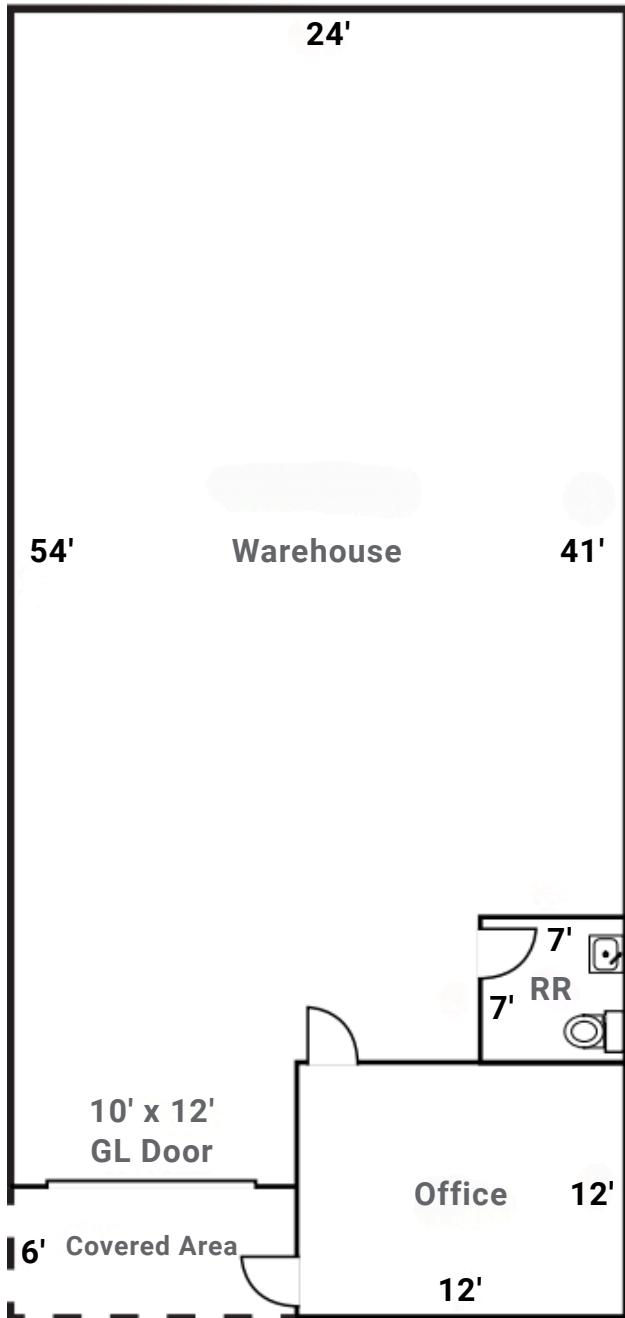
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WAREHOUSE for LEASE

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FLOOR PLAN



| | |
|--------------------|------------|
| Space Size: | ± 1,450 SF |
| Office Size: | ± 144 SF |
| Building Signage: | 1 |
| Parking(s): | 4 |
| Ground Level Door: | 1 |
| Fire Sprinkler: | Yes |
| LED Lighting: | Yes |

This site plan is for illustrative purposes only and is not drawn to scale

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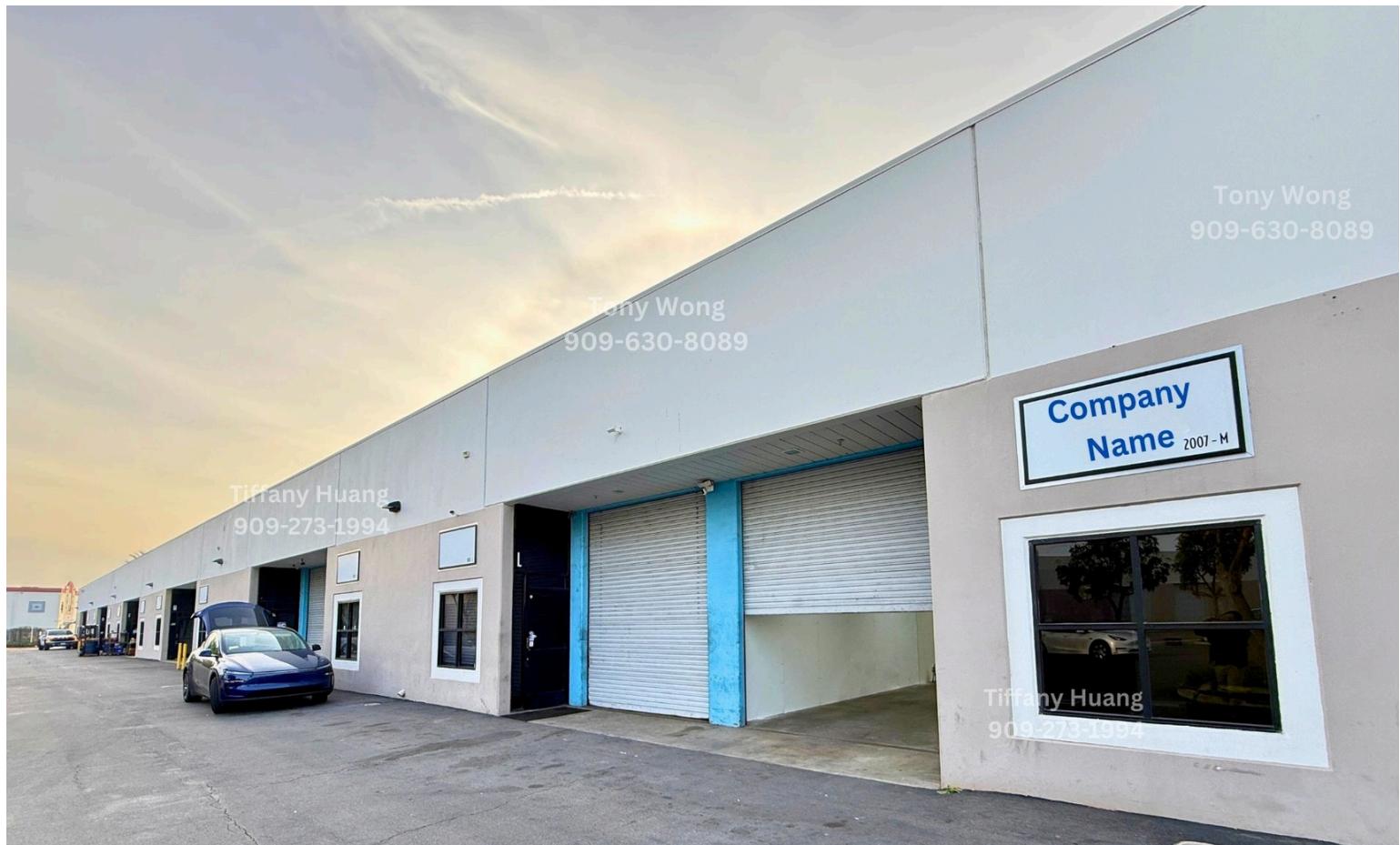
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Exterior Photos



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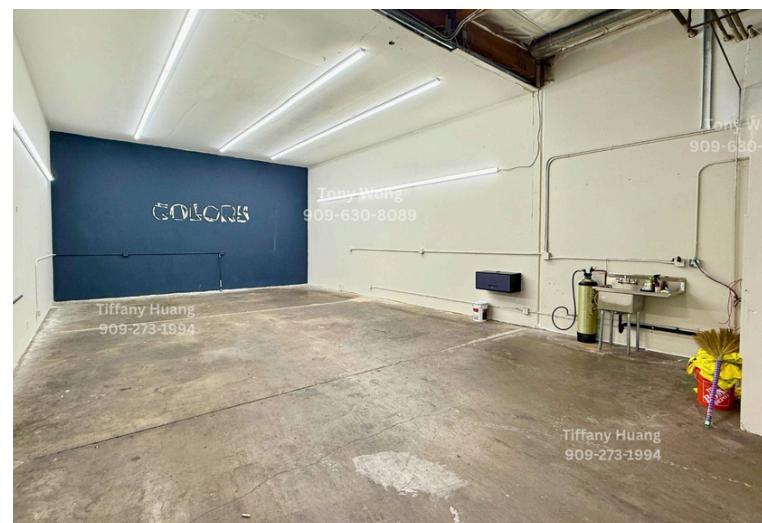
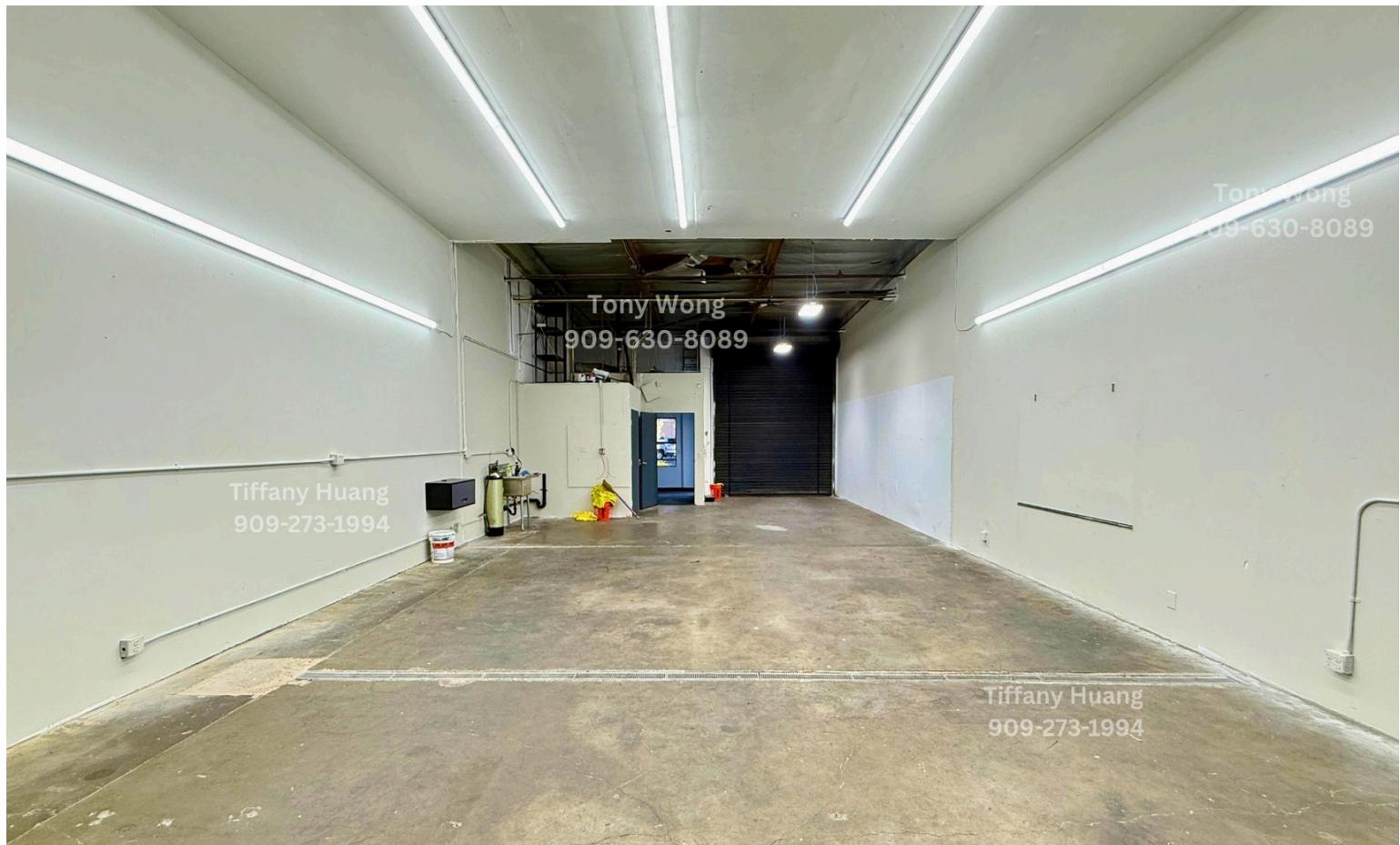
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Warehouse Photos



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Office/Restroom Photos



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