

# WAREHOUSE for LEASE

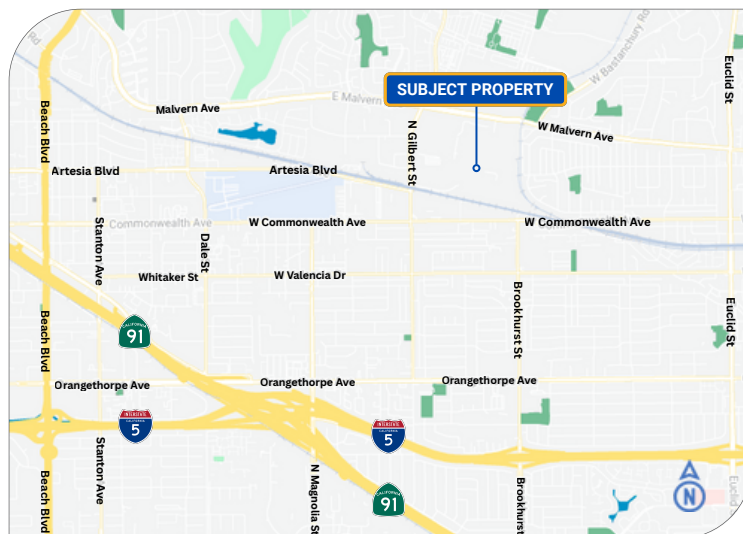
## RAYMER BUSINESS CENTER

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:	<b>± 1,450 SF</b>	Restroom:	<b>1</b>
Office Size:	<b>± 144 SF</b>	Parking(s):	<b>4</b>

### ASKING RATE

Rate

**\$1.69 PSF / Month**

FOR MORE INFORMATION, PLEASE CONTACT



**Tiffany Huang 黃珊珊**

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DRE#: 01961798



**Tony Wong 黃德宇**

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EASE CRE Powered by TNG Real Estate Consultants DRE# 01886242

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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:	<b>± 41,054 AADT</b>	(Source: Caltrans)
Malvern Ave:	<b>± 35,046 AADT</b>	(Source: Caltrans)
W Commonwealth Ave:	<b>± 21,027 AADT</b>	(Source: Caltrans)

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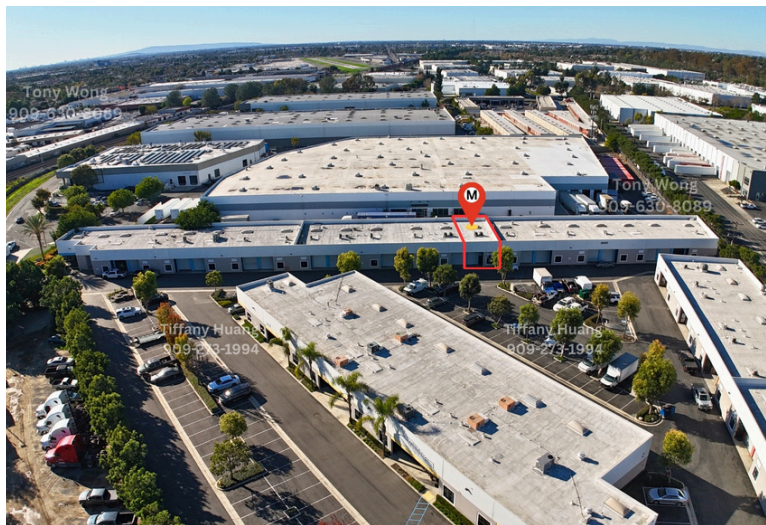




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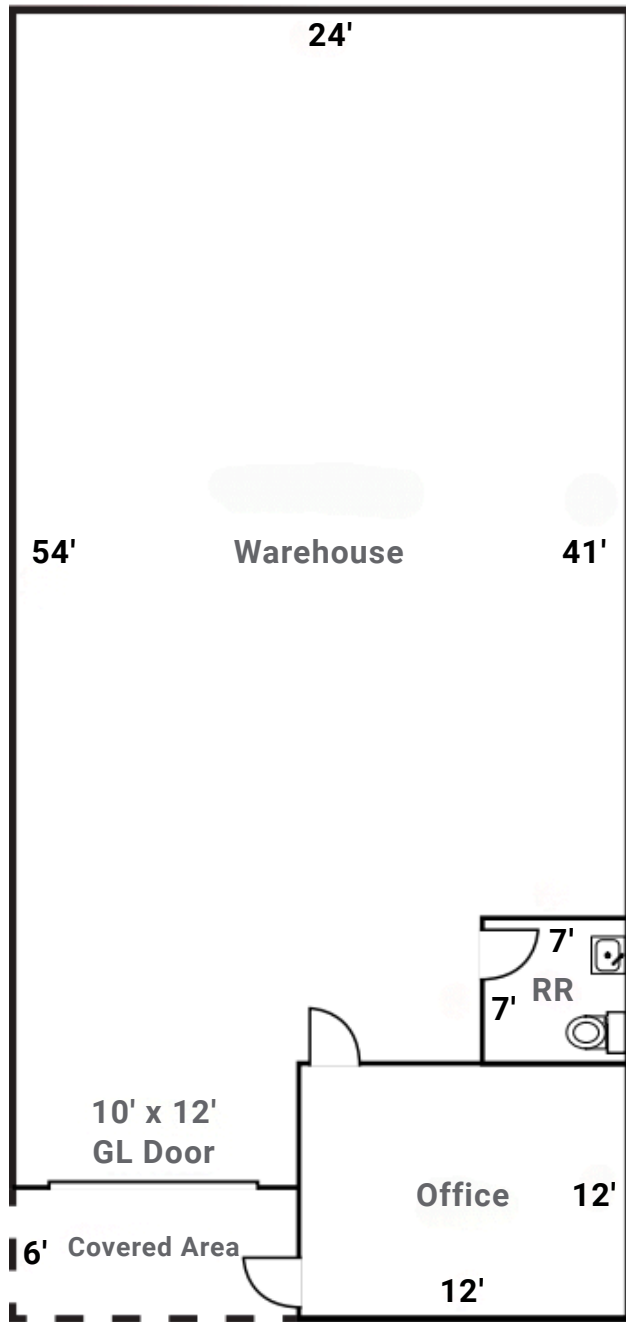


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## FLOOR PLAN



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

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

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## Exterior Photos



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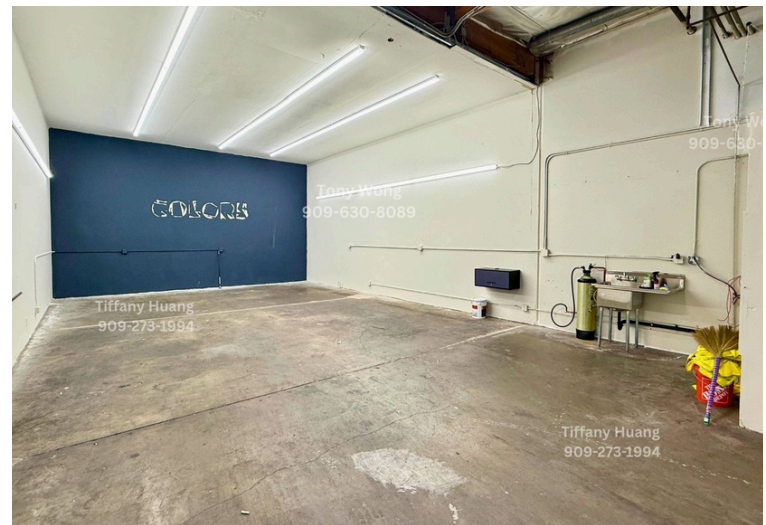
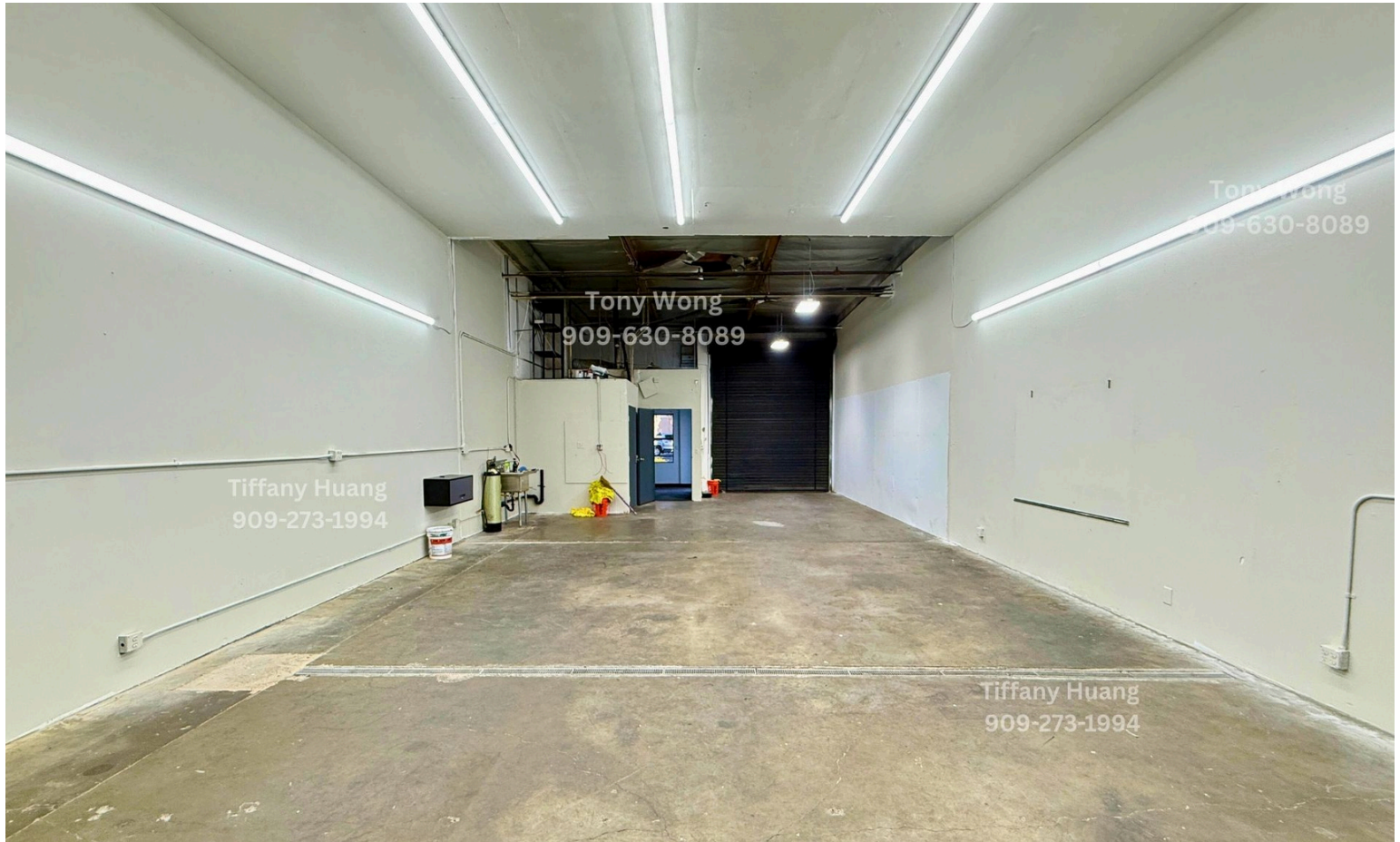


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## Office/Restroom Photos



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