

Purpose-Built for Modern Distribution,
Logistics, and Last-Mile Users



**±121,946 SF CLASS A FREESTANDING
DISTRIBUTION BUILDING AVAILABLE FOR LEASE**

PREMIER INDUSTRIAL DISTRIBUTION FACILITY SITUATED ON ±5.41 ACRES

1500 E Walnut Ave | Fullerton, CA 92831

Property Highlights

1500 E. WALNUT AVE

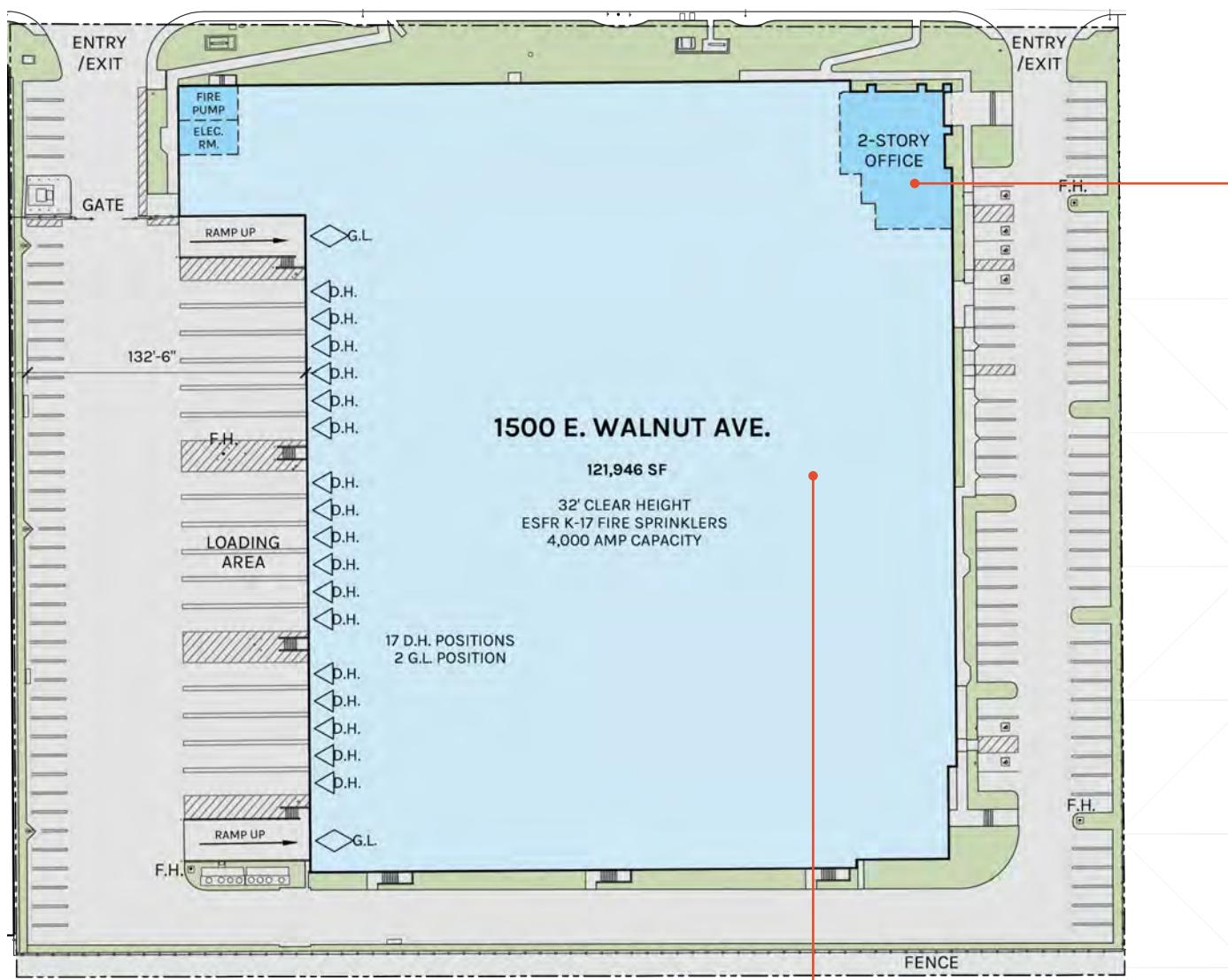


Best-in-Class Class A Warehouse Distribution Facility

- **±121,946 SF Freestanding Industrial Development**
- **Lot Size: 5.41 AC / 235,660 SF**
- **±6,444 SF Two-Story Office**
 - ±3,150 SF First Floor Office
 - ±3,294 SF Second Floor Office
- **17 Dock-High Positions**
- **Two (2) Grade-Level Ramps**
- **32' Warehouse Clear Height**
- **ESFR K-17 Fire Protection**
- **Power: 4,000 Amps (Tenant to Verify)**
- **50' x 52' Column Spacing (Typical)**
- **Large Private, Fenced & Secured Yard Area**
- **112 Auto Parking Stalls**
- **±132' Truck Court**
- **Less Than 20 Miles to Orange County & Long Beach Airports**
- **30 Miles to Ports of Los Angeles and Long Beach**
- **Immediate Proximity to the 5, 57, 22, 55 and 91 Freeways**

Site Plan

1500 E. WALNUT AVE



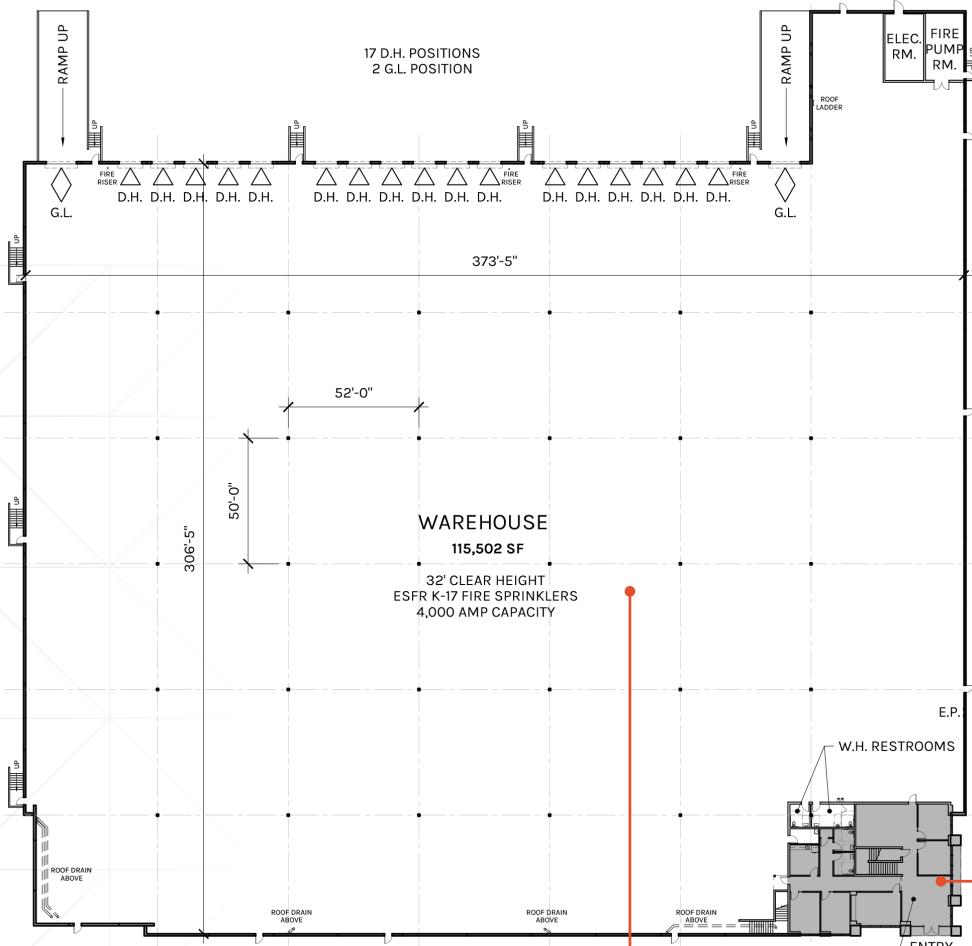
TOTAL
121,946 SF

WAREHOUSE
115,502 SF

OFFICE
6,444 SF

Floor Plans

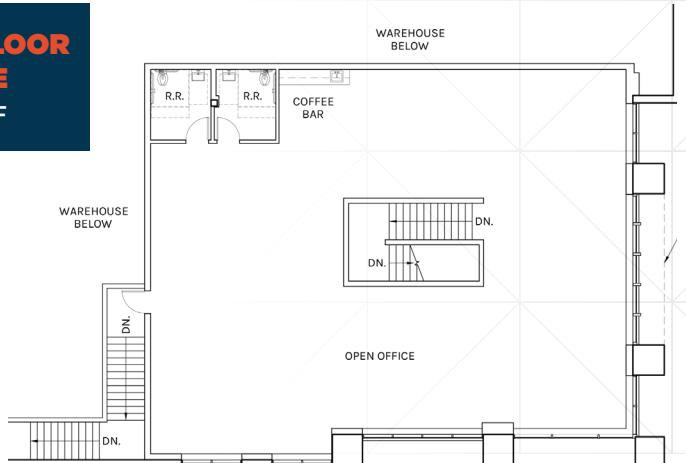
1500 E. WALNUT AVE



**FIRST
FLOOR OFFICE
3,150 SF**



**SECOND FLOOR
OFFICE
3,294 SF**



TOTAL
121,946 SF

WAREHOUSE

115,502 SF

OFFICE 6,444 SF

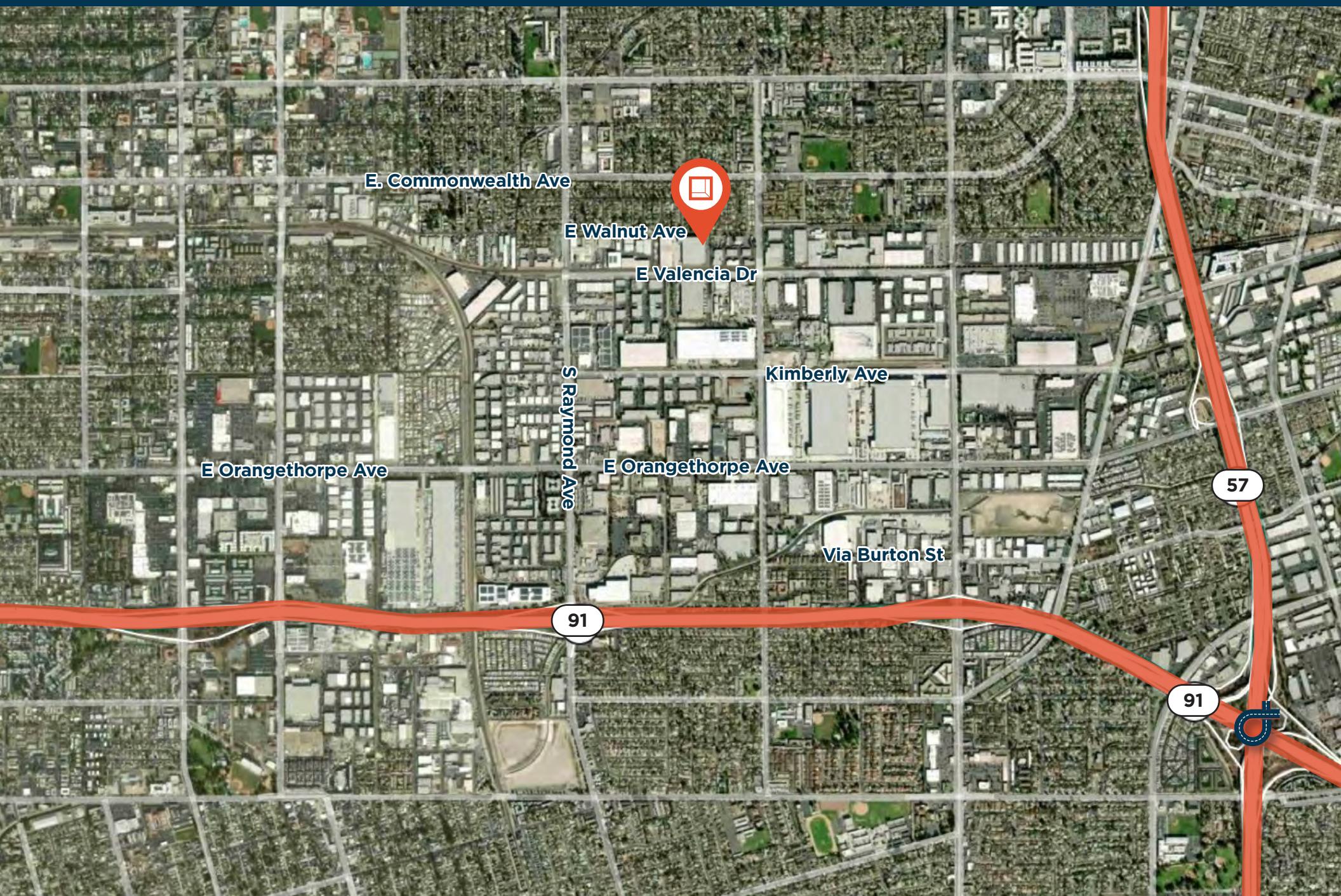
Photo Gallery

1500 E. WALNUT AVE 



Aerial Map

1500 E. WALNUT AVE



Regional Map

1500 E. WALNUT AVE





**Rexford
Industrial**

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CBRE

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