

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





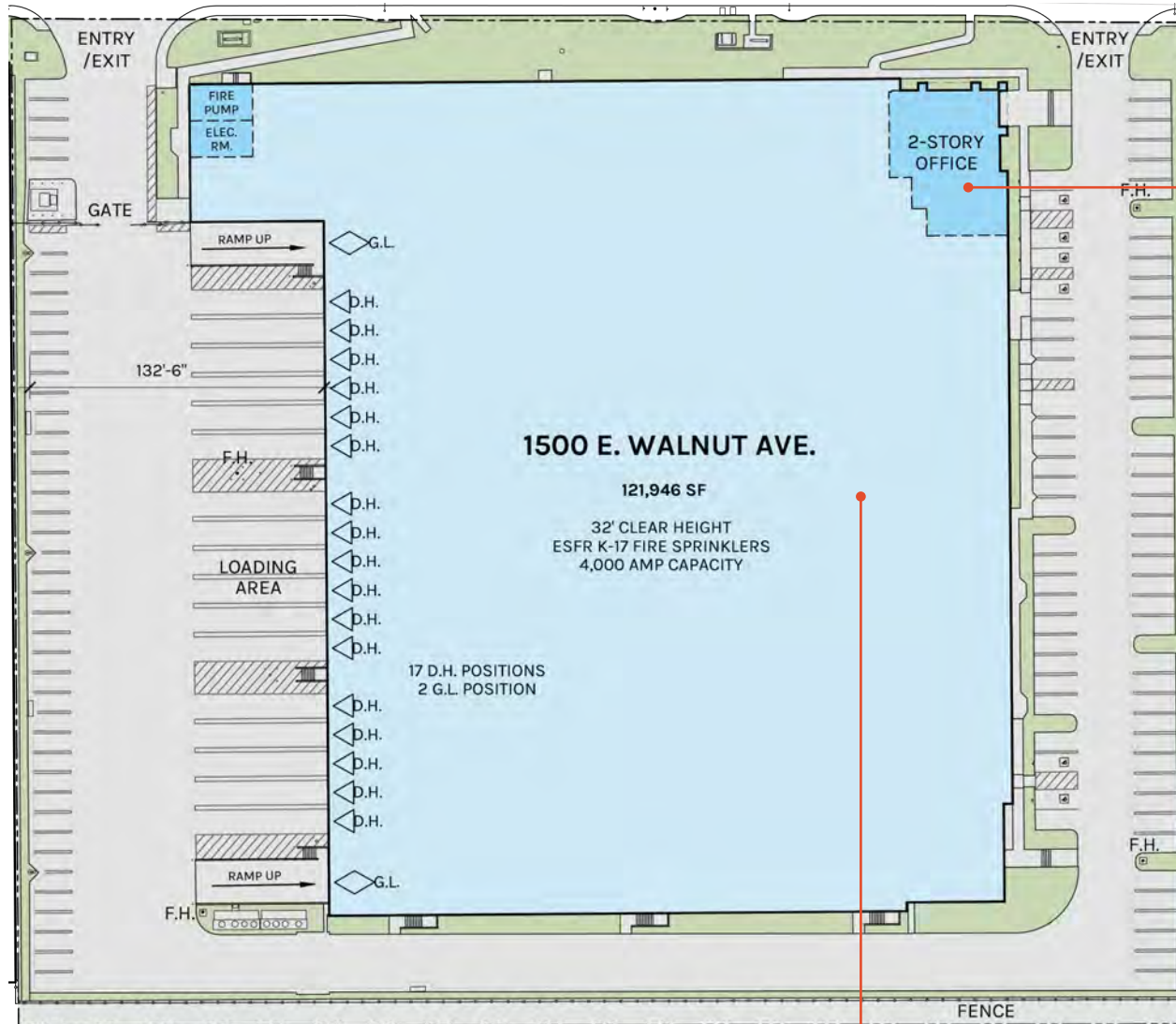


## Best-in-Class Class A Warehouse Distribution Facility

- $\pm 121,946$  SF Freestanding Industrial Development
- Lot Size: 5.41 AC / 235,660 SF
- $\pm 6,444$  SF Two-Story Office
  - $\pm 3,150$  SF First Floor Office
  - $\pm 3,294$  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
- $\pm 132'$  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**

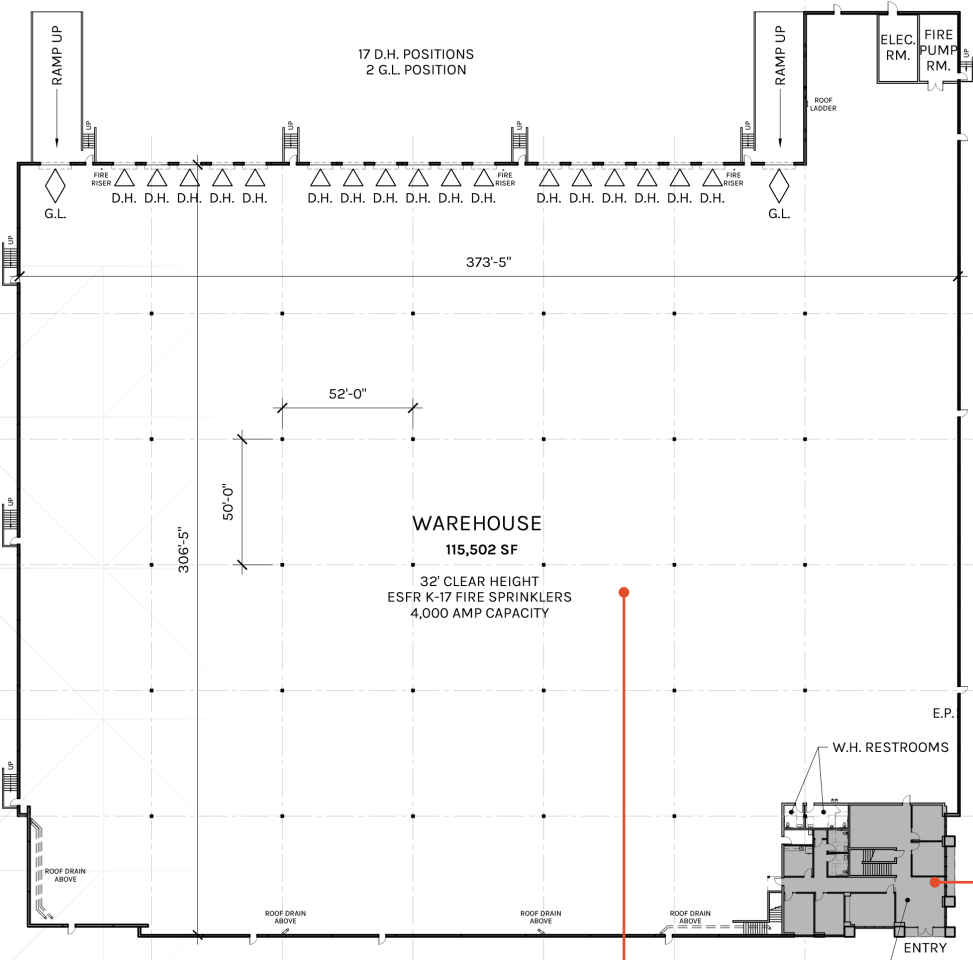
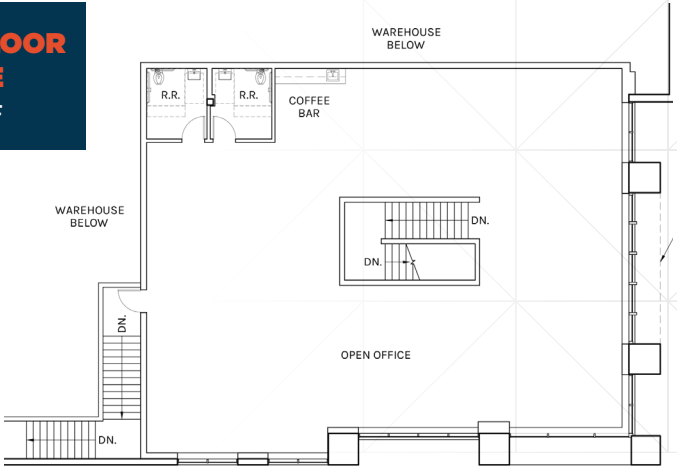
**WAREHOUSE**  
115,502 SF

**OFFICE**  
6,444 SF

FIRST FLOOR OFFICE  
3,150 SF



SECOND FLOOR OFFICE  
3,294 SF



**TOTAL**  
121,946 SF

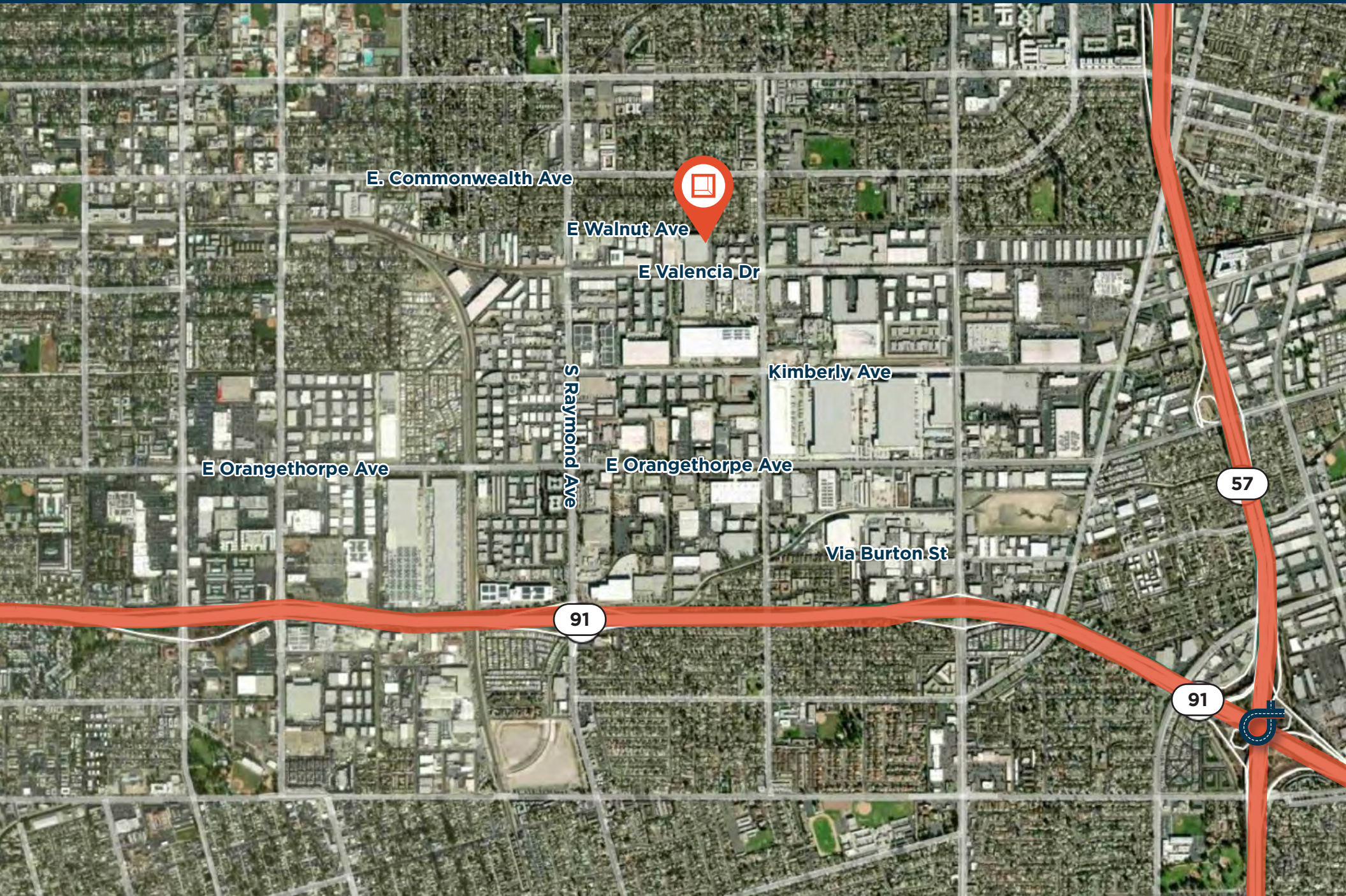
**WAREHOUSE**  
115,502 SF

**OFFICE**  
6,444 SF











## Regional Map

**1500 E. WALNUT AVE**





**Rexford  
Industrial**

## Leasing Contacts

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# CBRE

1500 E. Walnut Ave, Fullerton, CA

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