



633 Williamson Ave

Fullerton, CA 92832

Investment Highlights

SECURE LONG-TERM INVESTMENT

Near-term lease expiration provides the ability to negotiate a new long-term lease or reposition the asset.

OWNER-USER OPPORTUNITY

Ideal for an operator seeking to occupy in a strong infill Orange County location with limited available inventory.

ATTRACTIVE BASIS

Well-located asset offered at an attractive price per square foot relative to the submarket.

PRIME INFILL LOCATION

Dense, supply-constrained Orange County submarket with strong demographics.

STRONG INDUSTRIAL CORRIDOR LOCATION

Situated within a well-established industrial hub with a high concentration of automotive and service-related businesses.

FUNCTIONAL AUTOMOTIVE FACILITY

Purpose-built layout suited for collision repair or other automotive uses.

Asset Snapshot

\$289

PRICE PER SF

0.9

LOT SIZE

Fee Simple

TYPE OF OWNERSHIP

11,063

BUILDING SF

Local Map



DEAL TEAM CONTACT

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