

±66,528 SF Industrial Unit

2100 E. Valencia Drive, Unit D, Fullerton, CA 92831

PART OF LARGER ±268,612 SF BUSINESS PARK



Project Features

CBRE is pleased to introduce a fantastic lease opportunity located at 2100 E. Valencia Drive, Unit D, in Fullerton, California. The ±66,528 SF distribution facility is part of a larger ±268,612 SF institutionally owned business park, boasting 24' minimum warehouse clearance, a fenced and secured yard area, fire sprinklers, and abundant dock-high loading. Situated in the coveted Fullerton Distribution Center, you'll benefit from an unbeatable location. Discover the advantage of being less than 30 minutes from the Ports of Los Angeles and Long Beach, facilitating effortless import and export activities. With immediate access to the 91 and 57 Freeways streamlines logistical operations.

PROPERTY FEATURES

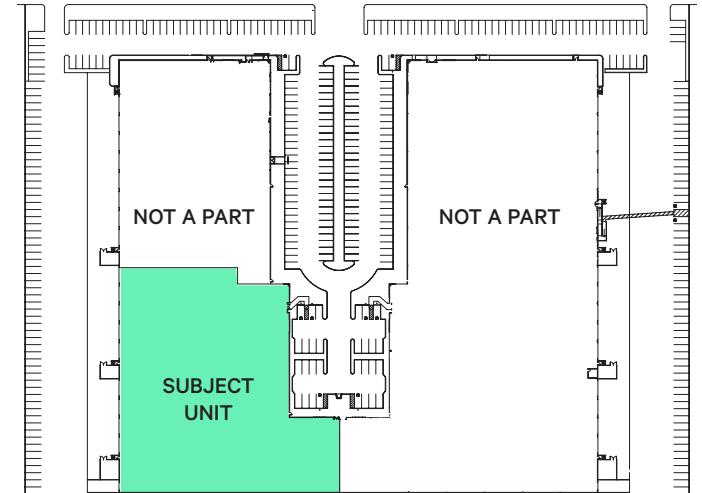
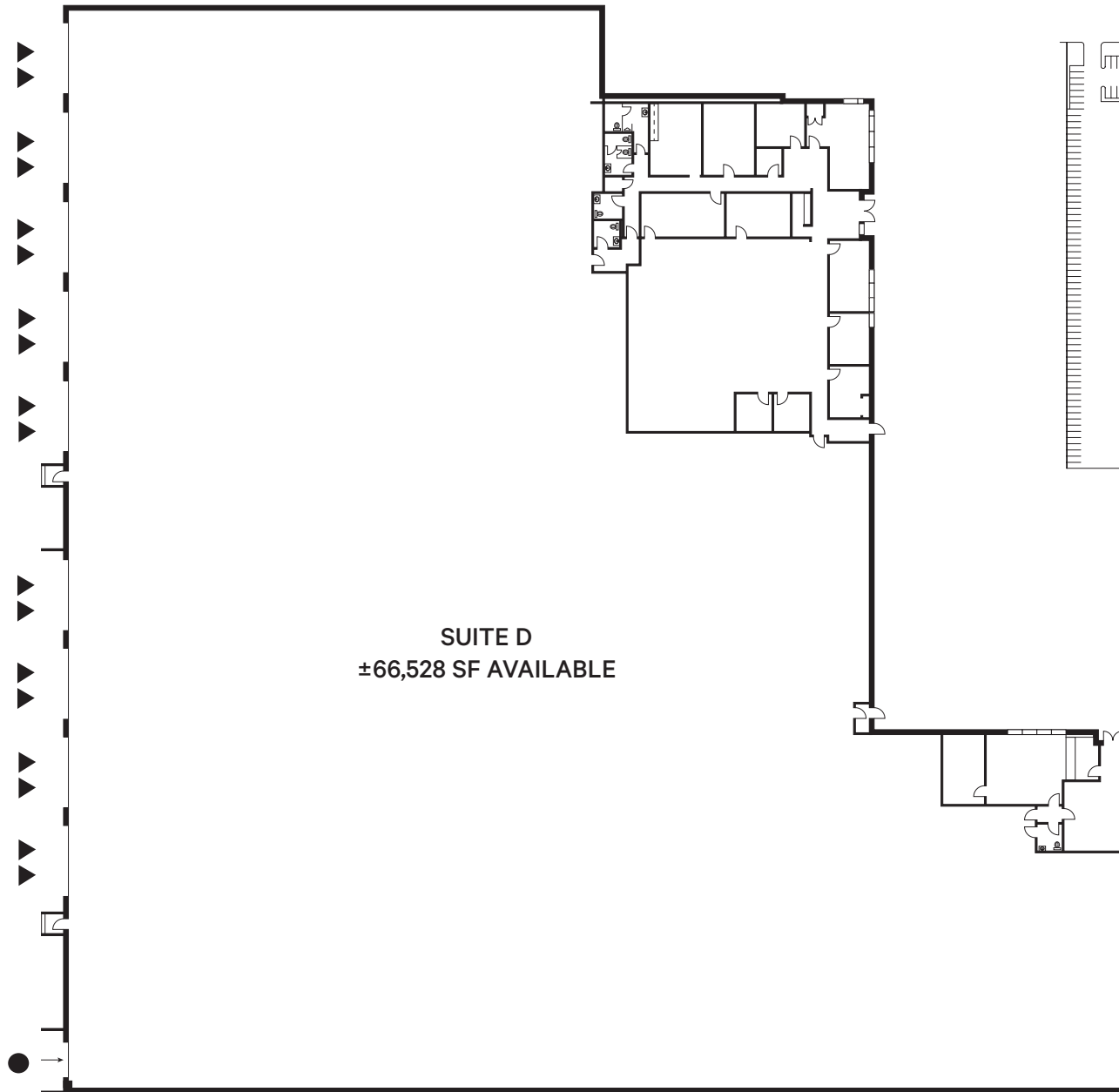
Address	2100 E. Valencia Drive, Unit D, Fullerton, CA
Total Available	±66,528 SF Industrial Unit
Office Area	±6,225 SF Office
Dock-High	Eighteen (18) Dock-High Positions
Grade-Level	One (1) Grade-Level Ramp
Warehouse Clearance	24' Minimum Warehouse Clear Height
Power	400 Amps (<i>verify</i>)
Yard	Fenced and Secured
Truck Court	±115'
Sprinklers	Fully Fire Sprinklered
Additional Features	Conference Room, Private Offices, Reception / Corporate Entrance, and Kitchenette

PROJECT HIGHLIGHTS

Location	Centrally located to Los Angeles, Orange and Riverside Counties, with excellent proximity to the Ports of Los Angeles and Long Beach
Ownership	Institutionally Owned & Managed



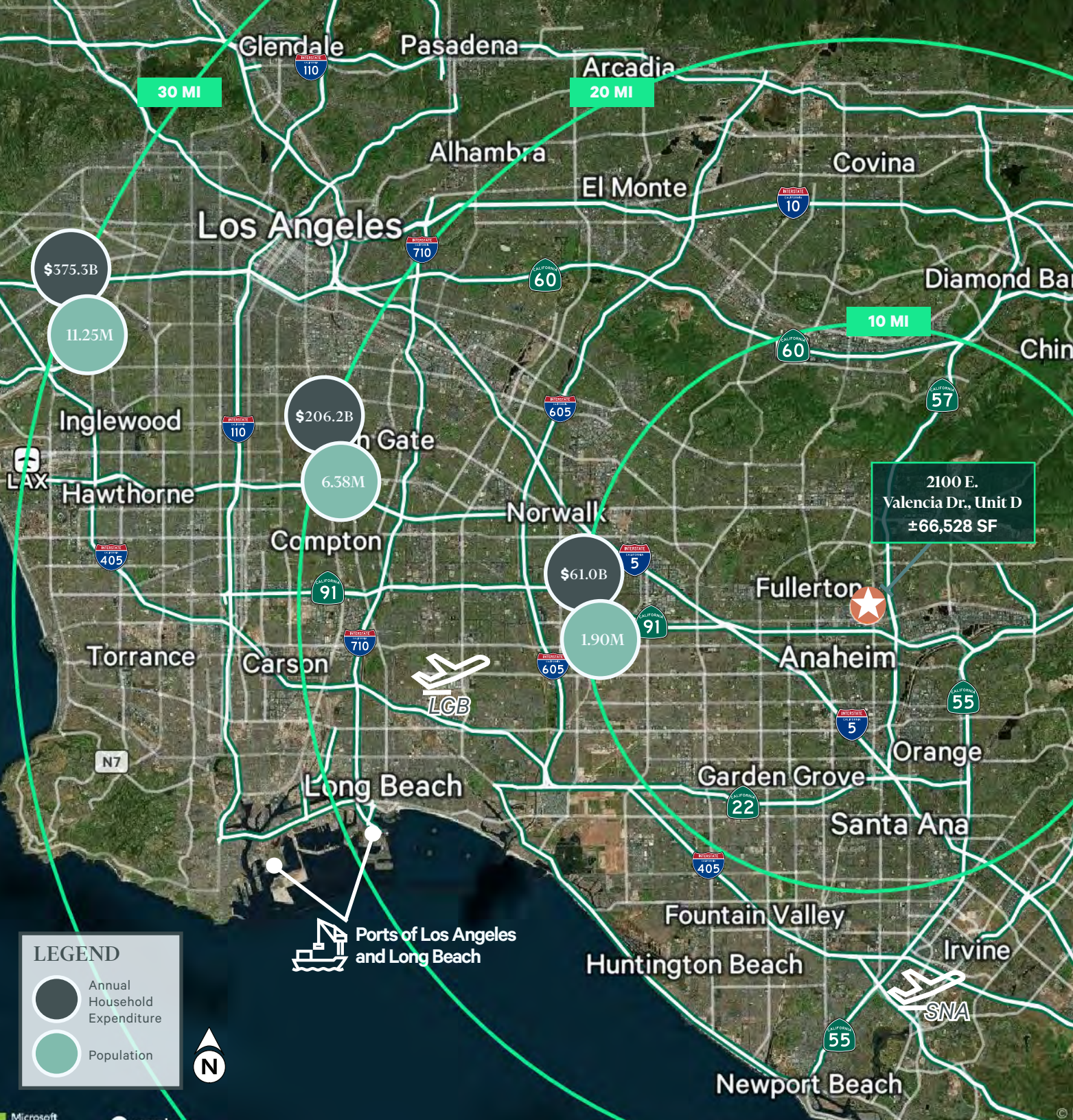
Site and Floor Plan



LEGEND

- ▲ DOCK-HIGH DOOR
- GRADE-LEVEL DOOR





Contact Us

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