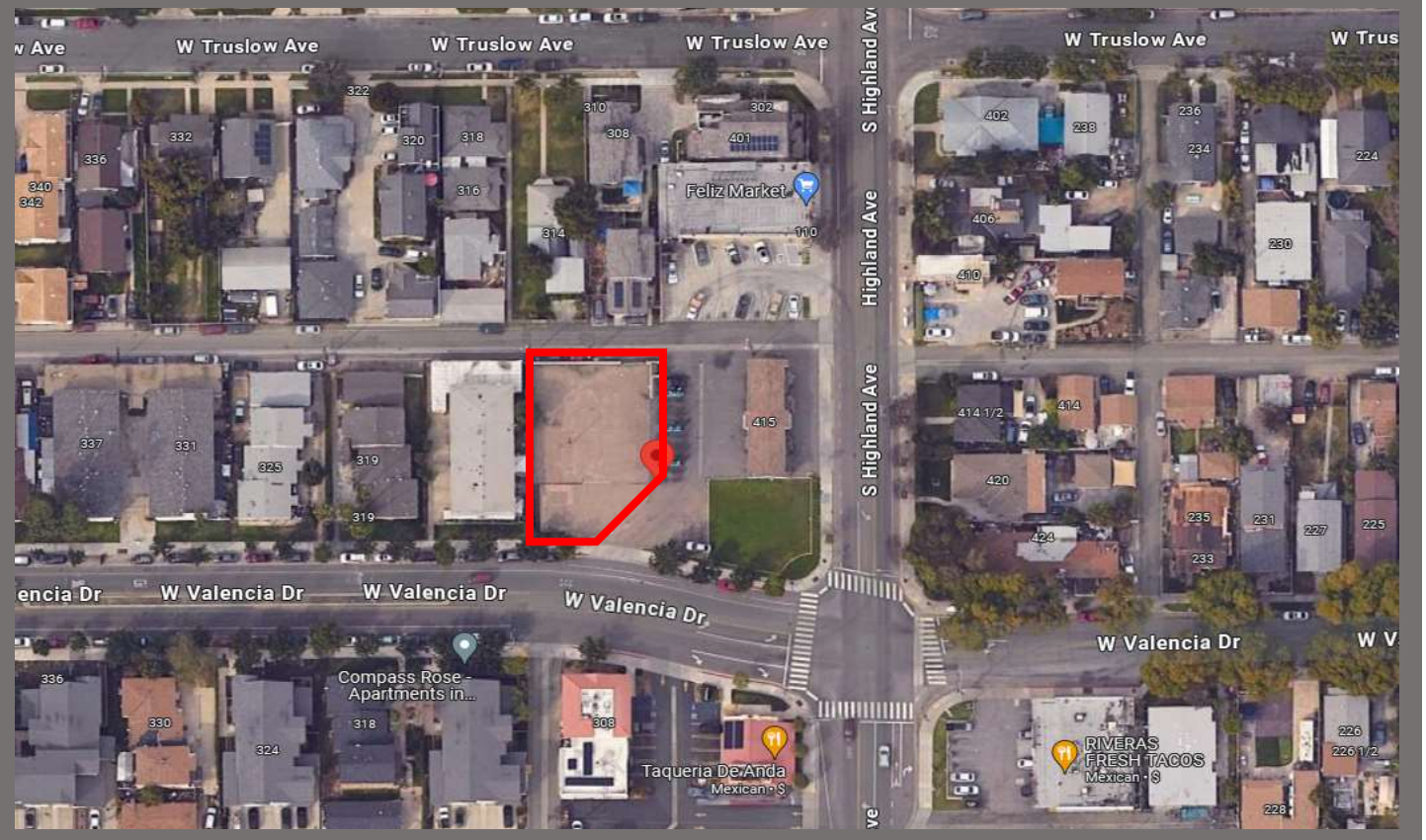


FOR LEASE

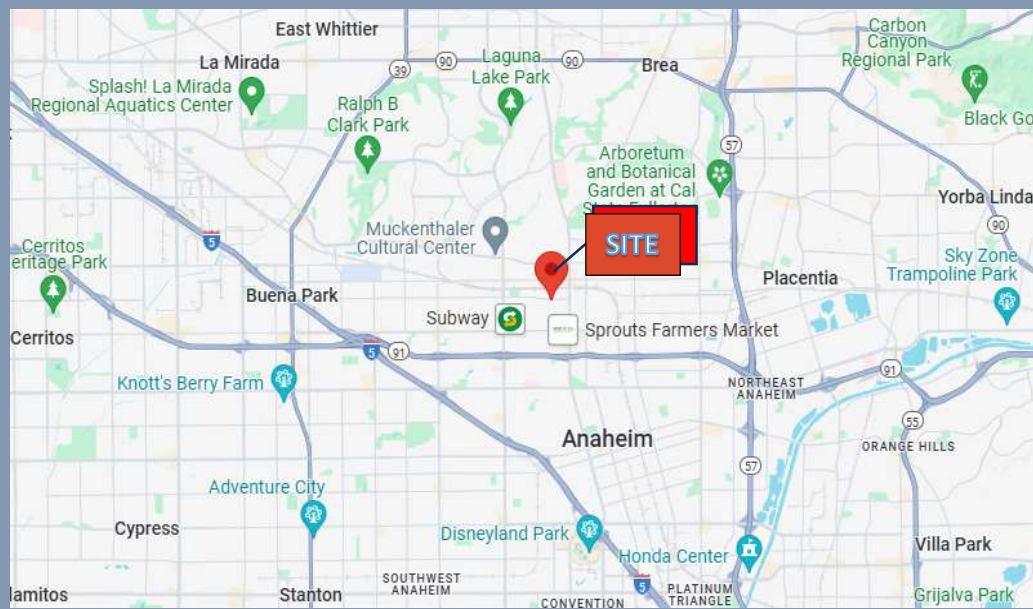
+/- 8,500 SF
YARD AREA

301 WEST VALENCIA DRIVE, FULLERTON CA 92831



PROPERTY FEATURES

- ±8,500 Sq. Ft. Yard Area
- Fully Fenced
- Separate Entrance
- Ideal for Vehicle Parking
- Located within Fullerton Downtown
- .5 mile to Fullerton Transit
- Excellent Access to the 5, 57, 91 and 22 Freeways
- Lease terms flexible
- Great for starter business



LISTED BY OWNER: CONTACT ELSA MCCAFFERTY
AT 949.735.3010 FOR PRIVATE VIEWING