



Available SF 5,450 SF

Industrial For Lease

Building Size 5,450 SF



**Address:** 1010 E Elm Ave, Fullerton, CA 92831

**Cross Streets:** E Elm Ave/S Raymond Ave

Clean Secure Industrial Building  
400 Amp Electrical/Office and Shop Restrooms  
Great Freeway Access 91, 57, and 5

**Lease Rate/Mo:** \$7,903  
**Lease Rate/SF:** \$1.45  
**Lease Type:** Gross  
**Available SF:** 5,450 SF  
**Minimum SF:** 5,450 SF  
**Prop Lot Size:** 0.63 Ac / 27,443 SF  
**Term:** 2-5 Years  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** No  
**Zoning:** M-G

**Sprinklered:** No  
**Clear Height:** 14'  
**GL Doors/Dim:** 1 / 12'x10'  
**DH Doors/Dim:** 0  
**A: 400 V: 120/208 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1966

**Whse HVAC:** No  
**Parking Spaces: 10 / Ratio: 1.8:1**  
**Rail Service:** No  
**Specific Use:** Manufacturing

**Office SF / #:** 650 SF / 4  
**Restrooms:** 3  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 200 SF  
**Include In Available:** No  
**Possession:** 11/01/2024  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** OC North  
**APN#:** 269-121-30

**Listing Company:** Penta Pacific Properties  
**Agents:** [Greg Jenkins 562-618-9440](mailto:Greg.Jenkins@pentapacific.com)

**Listing #:** 41212487

**Listing Date:** 10/07/2024

**FTCF:** CB250N000S000

**Notes:** Email: [Greg@pentapacific.com](mailto:Greg@pentapacific.com).

# 1010 E Elm Ave

Penta Pacific Properties

9500 Norwalk Blvd Santa Fe Springs, CA 90670 | 562-699-1922



**Parcel  
Aerial**

Google

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