



ARES
INDUSTRIAL
MANAGEMENT

FULLERTON DISTRIBUTION CENTER

486 E LAMBERT RD, FULLERTON, CA

FOR LEASE | ±244,800 SF Available Divisible to ±172,800 SF & ±72,000 SF



LEASING CONTACTS

Ben Seybold
+1 714 371 9233
ben.seybold@cbre.com

Mark Latimer
+1 562 968 1140
mark.latimer@cbre.com

Sean Ward
+1 714 371 9222
Sean.Ward@cbre.com

CBRE

For Lease: ±244,800 SF Class A Space Available Divisible to ±172,800 SF & ±72,000 SF

BUILDING CHARACTERISTICS

Available SF	±244,800 SF
Office SF	±9,666 SF
Clear Height	30' Minimum at First Column
Dock Doors	39 DH, 1 GL
Trailer Parking	23 Stalls
Auto Parking Ratio	1:1,000 SF
Truck Court	180' – 200' All Concrete Truck Court
Sprinkler System	±172,800 SF: .60 GPM/3,000 SF (ESFR-Ready) ±72,000 SF: .30 GPM/4,000 SF
Power	Heavy Power
Column Spacing	±172,800 SF: 60' x 52' ±72,000 SF: 40' x 40'
Fully Secured & Fenced Yard Area	
Central Location to Los Angeles, Orange and Riverside Counties including Ports of Los Angeles and Long Beach	
Proximity to 91, 57, I-5, 60 & 605 Freeways	



For Lease: ±244,800 SF Class A Space Available Divisible to ±172,800 SF & ±72,000 SF



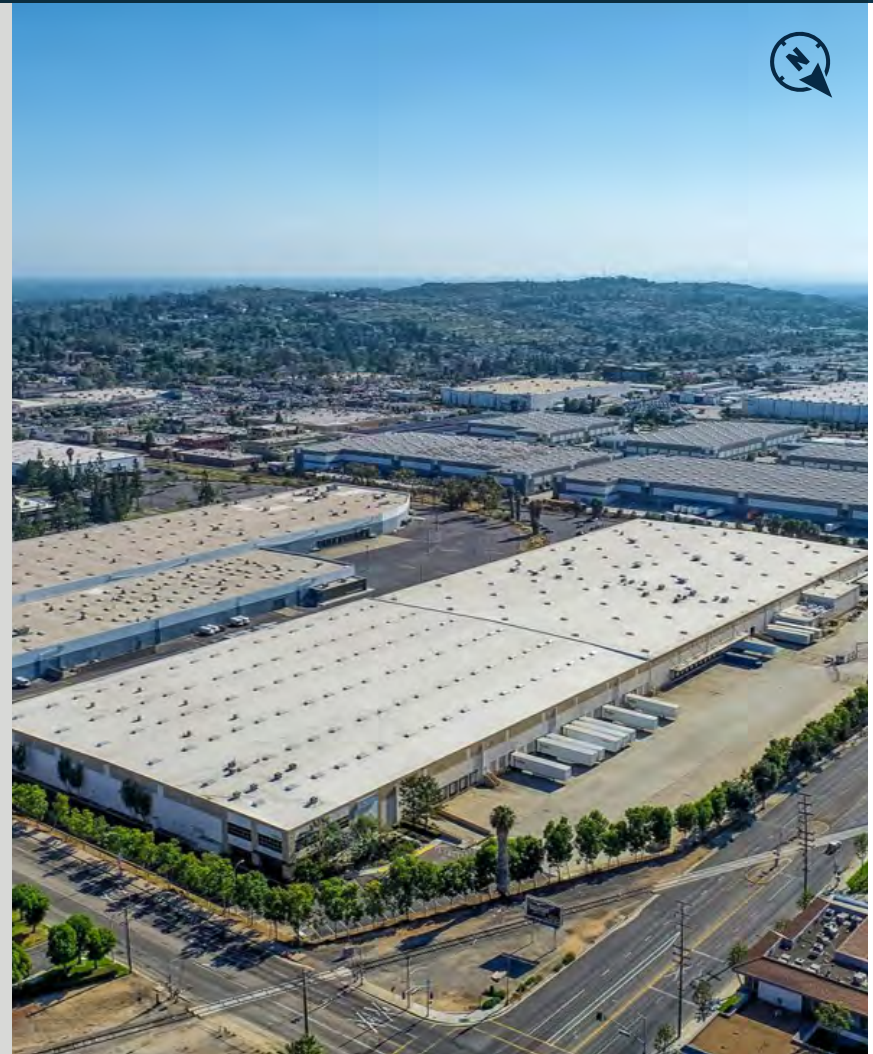
BUILDING CHARACTERISTICS

Available SF	±172,800 SF
Office SF	±9,666 SF
Clear Height	30' Minimum at First Column
Dock Doors	23 DH, 1 GL
Auto Parking Ratio	1:1,000 SF
Truck Court	180' – 200' All Concrete Truck Court
Sprinkler System	±172,800 SF: .60 GPM/3,000 SF (ESFR-Ready)
Power	Heavy Power
Column Spacing	±172,800 SF: 60' x 52'

Fully Secured & Fenced Yard Area

Central Location to Los Angeles, Orange and Riverside Counties
including Ports of Los Angeles and Long Beach

Proximity to 91, 57, I-5, 60 & 605 Freeways



For Lease: ±244,800 SF Class A Space Available Divisible to ±172,800 SF & ±72,000 SF

BUILDING CHARACTERISTICS

Available SF	±72,000 SF
Clear Height	30' Minimum at First Column
Dock Doors	16 DH
Auto Parking Ratio	1:1,000 SF
Truck Court	180' – 200' All Concrete Truck Court
Sprinkler System	.30 GPM/4,000 SF
Power	Heavy Power
Column Spacing	40' x 40'
Fully Secured & Fenced Yard Area	
Central Location to Los Angeles, Orange and Riverside Counties including Ports of Los Angeles and Long Beach	
Proximity to 91, 57, I-5, 60 & 605 Freeways	



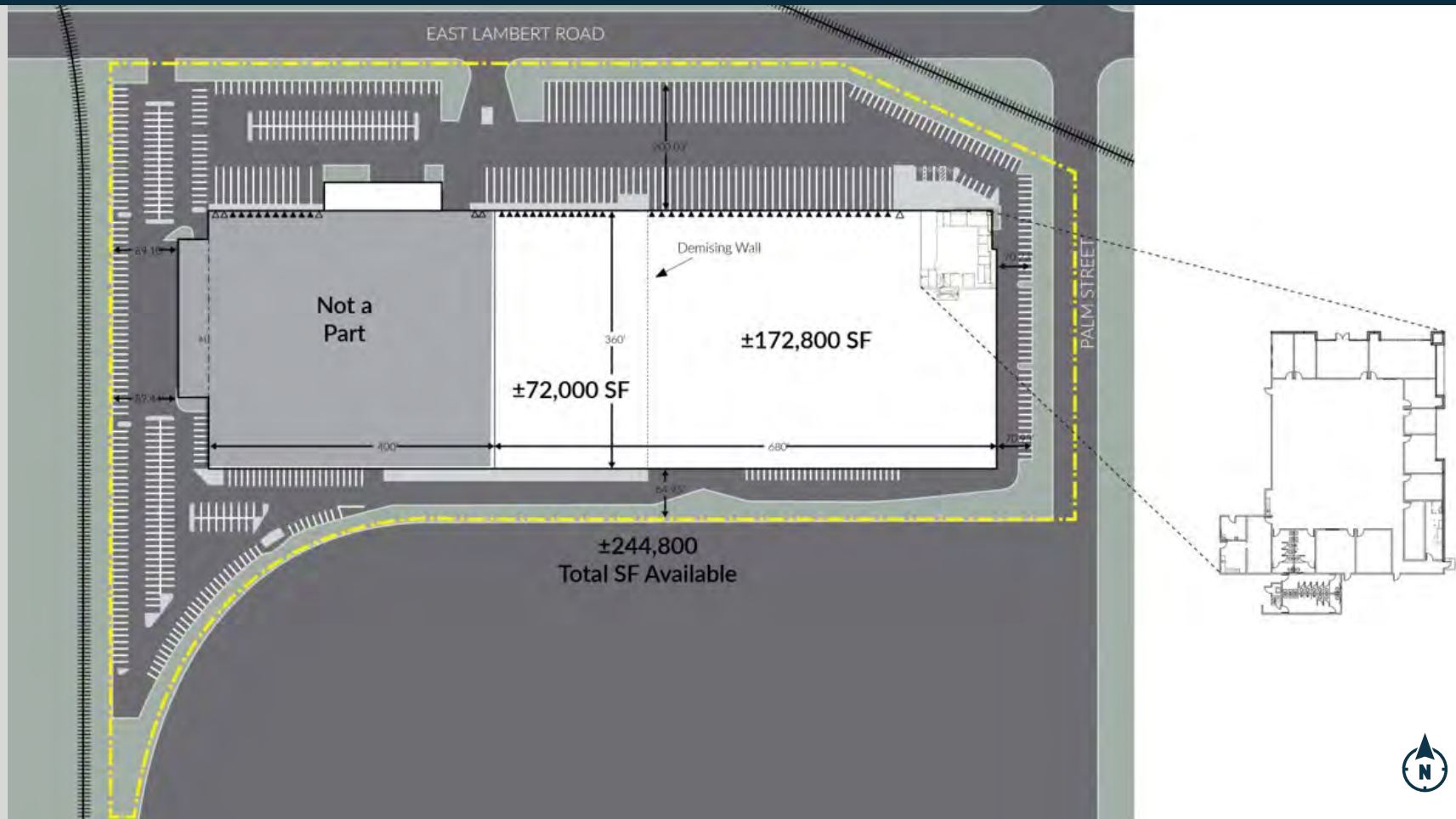
Site Plan

Additional Key Features

- Institutionally Owned & Managed
- Within 15 Minutes of Orange County's John Wayne Airport, with Easy Access to LAX, Long Beach & Ontario Airport
- Strategic Infill Location with Proximity to Major Transportation Hubs
- Proximity to the Ports of Long Beach and Los Angeles



CBRE



For Lease: $\pm 244,800$ SF Class A Space Available
Divisible to $\pm 172,800$ SF & $\pm 72,000$ SF



Location

Transportation Hubs

Orange County Airport	22 MI
LAX	30 MI
Long Beach Airport	20 MI
Ontario Airport	27 MI
Port of Long Beach	29 MI
Port of Los Angeles	30 MI

Nearby Interstates

57 Freeway	3 MI
Interstate 5	8 MI
91 Freeway	9 MI
60 Freeway	11 MI
605 Freeway	11 MI



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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