



FOR LEASE

733 S. State College Blvd., Unit 97/98
Fullerton, CA

4,080 SF Industrial Unit

SITE HIGHLIGHTS:

- 24 Hour Access
- Drive Around Building
- 53' Truck Access
- Excellent Access to 55, 57, & 91 Freeways
- Various Sizes Available: 600 SF to 4,080 SF
- Onsite Management
- Security Cameras on All Access Points
- Some Offices have HVAC

UNIT FEATURES:

- 100% HVAC in Office
- 400 AMPs, 3 Phase
- 53' Truck Access
- Separate "Paint" Room with Exhaust
- LED Lighting Throughout
- LVP Flooring in Office



FOR FURTHER DETAILS:

JOHN PAK

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Trico Realty, Inc.
License #00342120

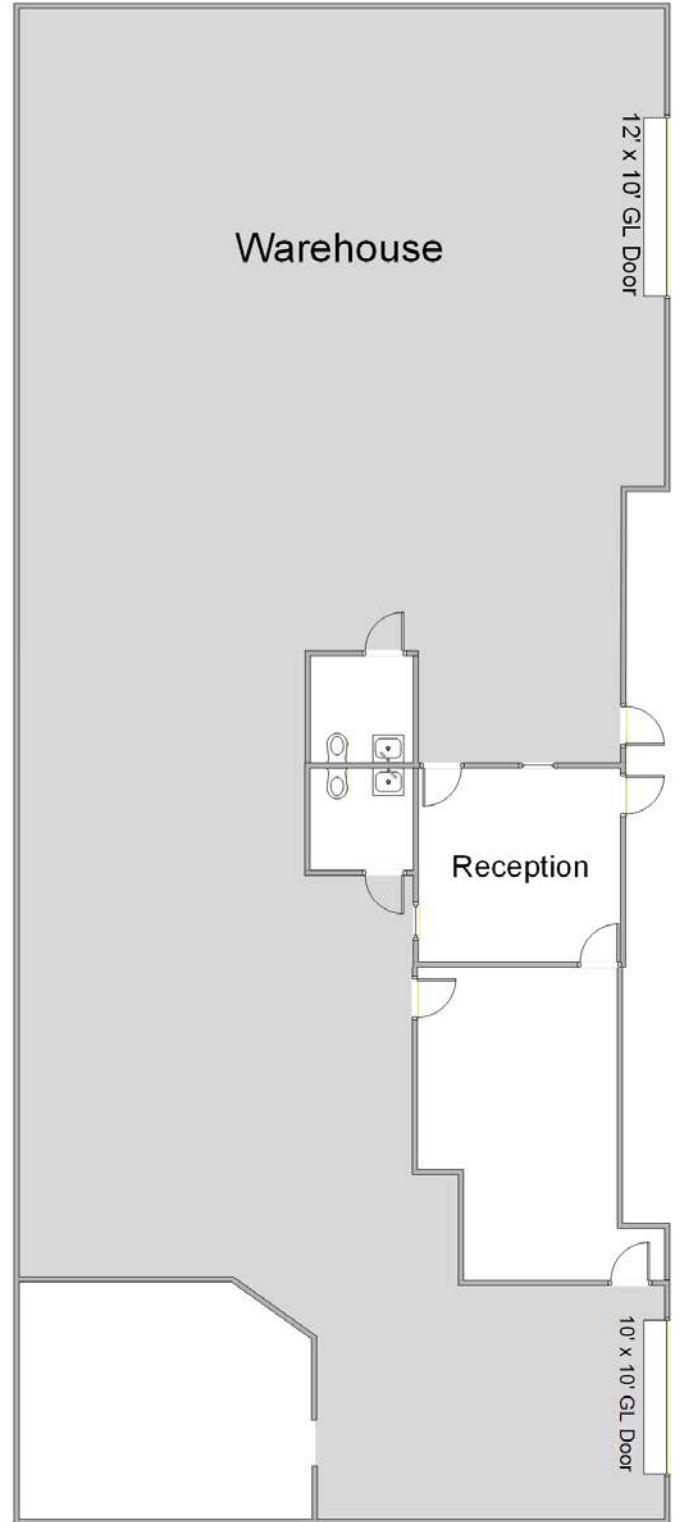
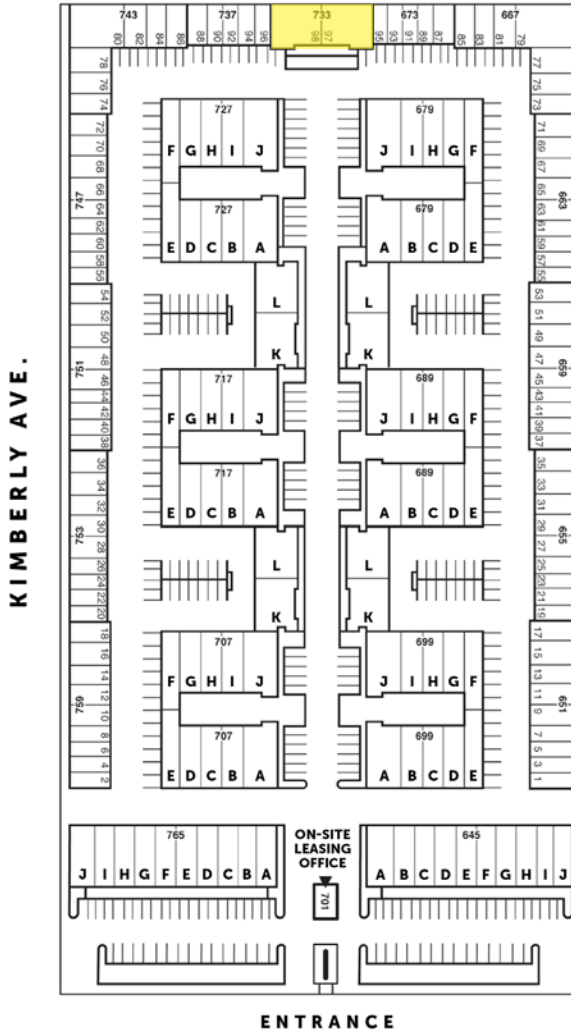
3100-A Pullman Street
Costa Mesa, CA 92626

714-751-4420
TricoRealty.com

4,080 SF Industrial Unit

Unit Features

-  Power: 400A | 120/208
-  Clearance Height: 16'
-  Ground Level Doors: One 12'x10'
One 10'x10'



*Floorplans Not to Scale