

FOR LEASE

±15,000 SF FREESTANDING INDUSTRIAL BUILDING WITH ±10,000 SF FENCED YARD

**GROSS LEASE
RATE-NO
CAMS!**

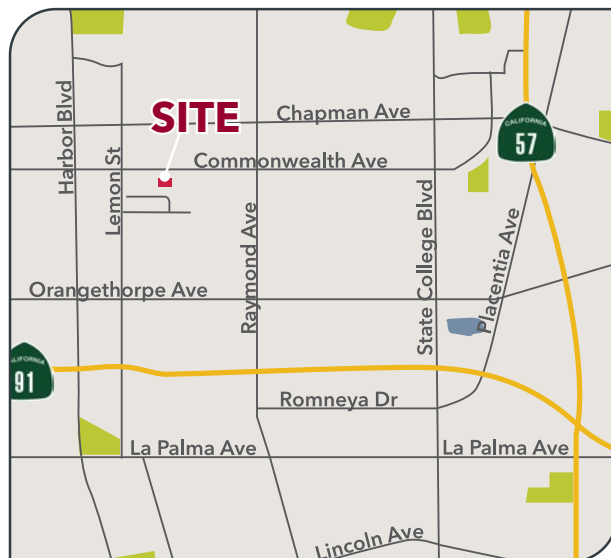


440 E. WALNUT AVENUE, FULLERTON, CA 92832

PROPERTY FEATURES

- ±1,000 SF of HVAC Office Space
- (3) Oversized Ground Level Doors (16' x 14')
- 19' Warehouse Clearance
- Fully Fire Sprinklered (Newly Installed)
- Warehouse Lighting & Skylights
- ±1,000 SF Stressed Mezzanine (Bonus Space)
- 200 Amps, 120/240 Volts (Verify)
- ±10,000 SF Fenced Yard
- ±3,000 SF Covered Overhang
- Restrooms with Shower Facilities

**SCAN FOR AN AERIAL VIEW VIDEO
AND STILL PHOTOS OF THE PROPERTY**



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

For Further
Information
Please Contact
Exclusive Agent:

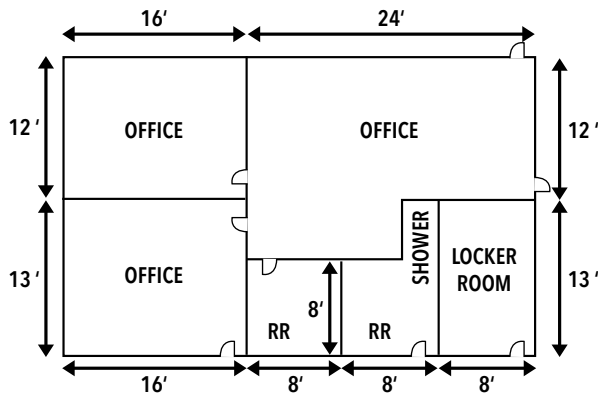
DAN KRUSE | 714.651.3747
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Lee & Associates Commercial Real Estate Services, Inc. - Orange, 1004 W Taft Ave, Orange, CA 92865 Corporate Id #01011260. All Information Contained Herein Has Been Provided By Lessor And/Or Third Parties, But Has Not Been Independently Verified By Lee & Associates Or Its Agent(S). Lessee Or Interested Parties Should Independently Verify All Information Communicated By These Sources.

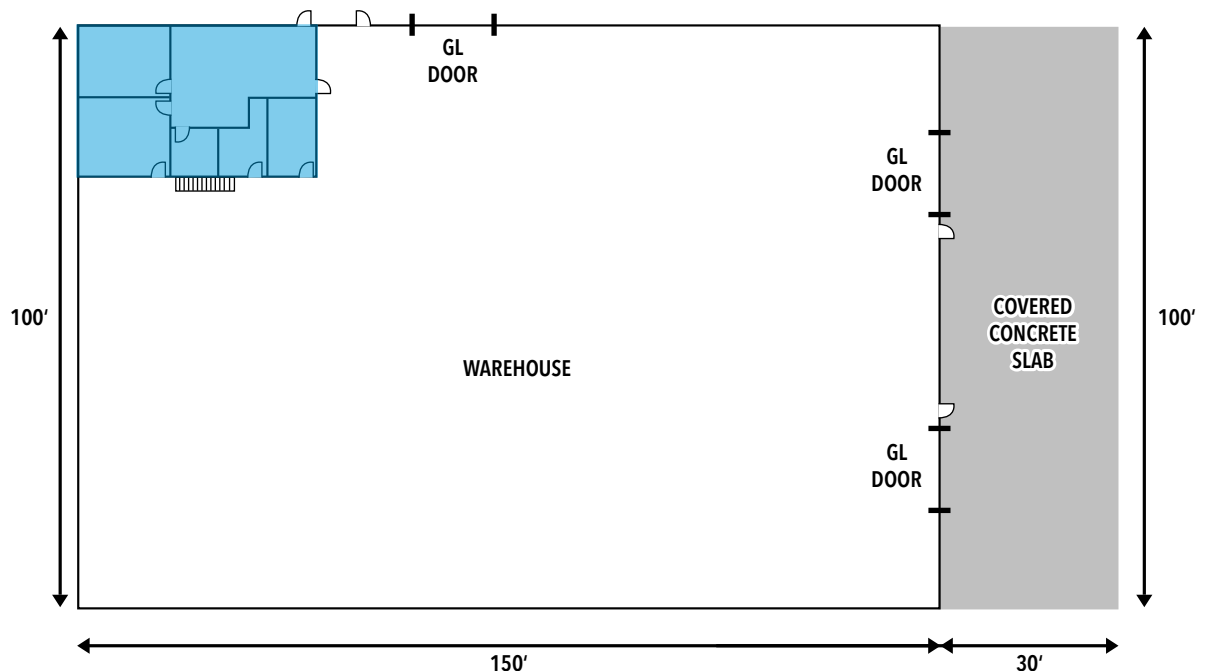
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OFFICE FLOOR PLAN



WAREHOUSE FLOOR PLAN



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