



# FOR LEASE

727 S. State College Blvd., Unit J  
Fullerton, CA

**2,274 SF Industrial Unit**

## SITE HIGHLIGHTS:

- 24 Hour Access
- Drive Around Building
- 53' Foot Truck Access
- Excellent Access to 55, 57, & 91 Freeways
- Various Sizes Available: 600 SF to 2,000 SF
- Onsite Management
- Security Cameras on All Access Points
- Some Offices have HVAC



## UNIT FEATURES:

- Corner Unit
- Good Parking
- Wide Garage Door Entrance
- LED Lighting Throughout

## FOR FURTHER DETAILS:

**JOHN PAK**  
john@tricoREALTY.com  
License #01483069



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FOR

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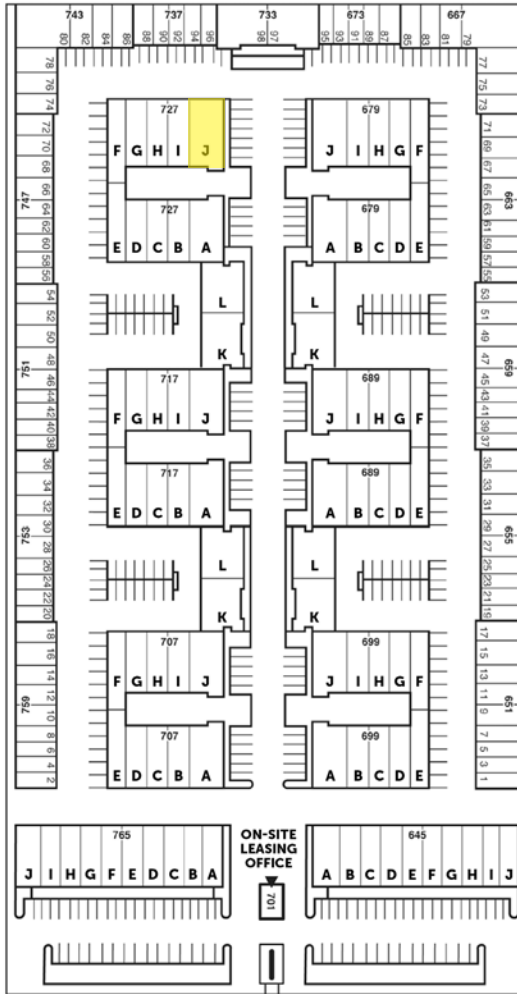
2,274 SF Industrial Unit

Unit Features

⚡ Power: 100A | 120/208

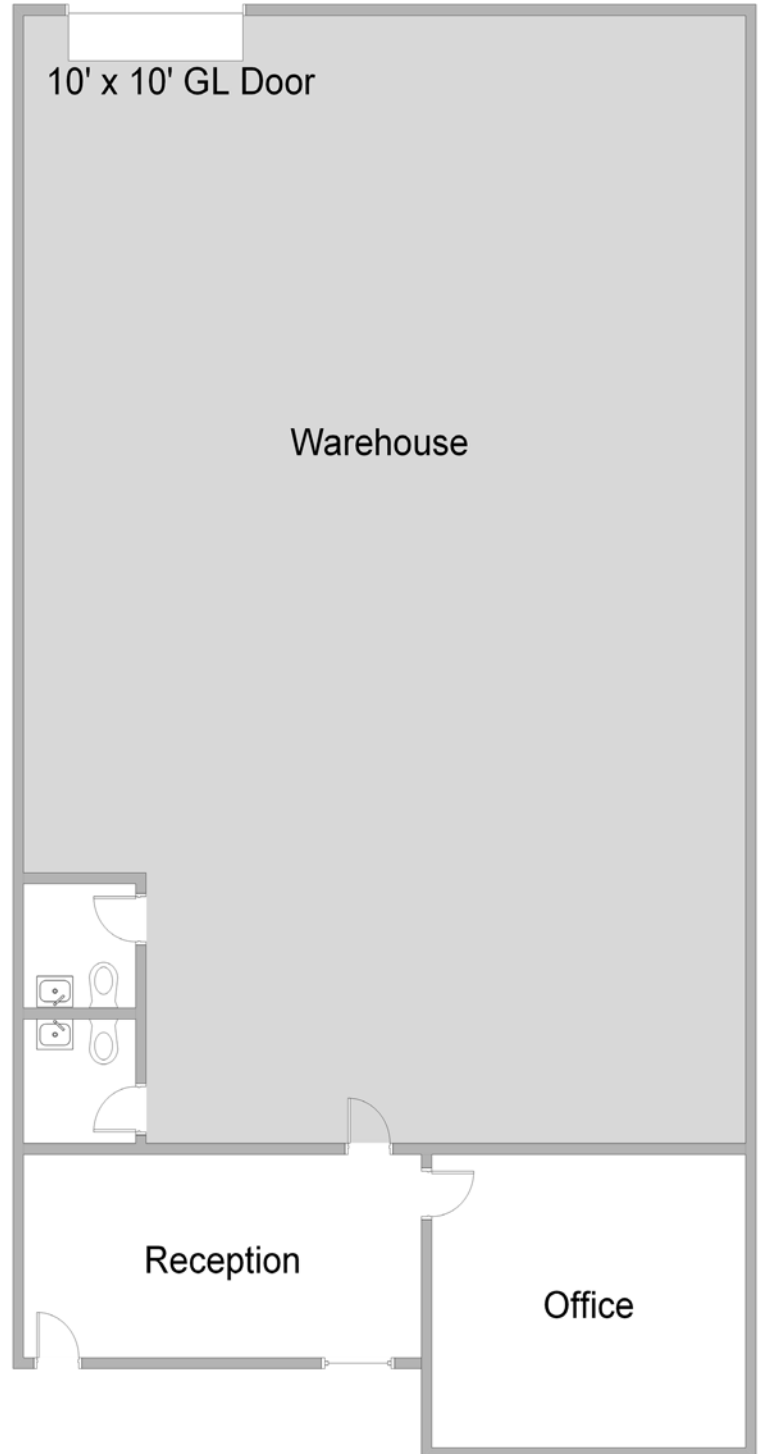
📏 Clearance Height: 16'

🚪 Ground Level Doors: One 10'x10'



KIMBERLY AVE.

ENTRANCE



\*Floorplans Not to Scale

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