



DRONE VIDEO



1702 E ROSSLYNN AVENUE | FULLERTON, CALIFORNIA

FOR SALE OR LEASE | 2.9 ACRES OF LAND INDUSTRIAL LAND

MITCH ZEHNER
EXECUTIVE VICE PRESIDENT

714.935.2307
mzehner@voitco.com
License 00882464

SETH DAVENPORT
EXECUTIVE VICE PRESIDENT

714.935.2376
sdavenport@voitco.com
License 01413387

MICHAEL ZEHNER
SENIOR VICE PRESIDENT

714.935.2328
mczehner@voitco.com
License 01917963

Voit

REAL ESTATE SERVICES

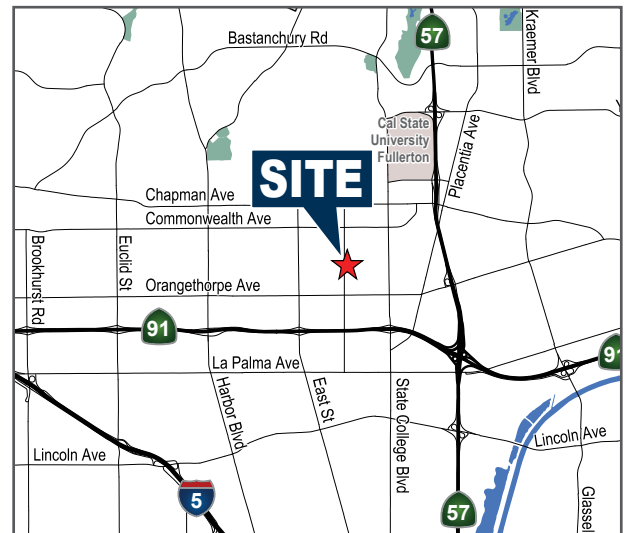


FEATURES:

- ±2.9 Acre Land Parcel
- ±9,950 SF Industrial Building
- ±1,000 SF of Office Space
- Corner Location
- Secured Paved Yard Area
- Close to Port of Long Beach & Los Angeles
- Immediate Access to Orange (57) and Riverside (91) Freeways

USES PERMITTED BY RIGHT:

Truck Trailer Storage
 Self-Storage Development
 Contractor Related Yard
 Industrial Development
 EV Charging Facility



2.9 Acre Site



84 Trailer Stalls



2 Site Access Points



Concrete Paved Lot



±9,950 SF Building



19 Parking Stalls



Close to Ports



Fully Fenced

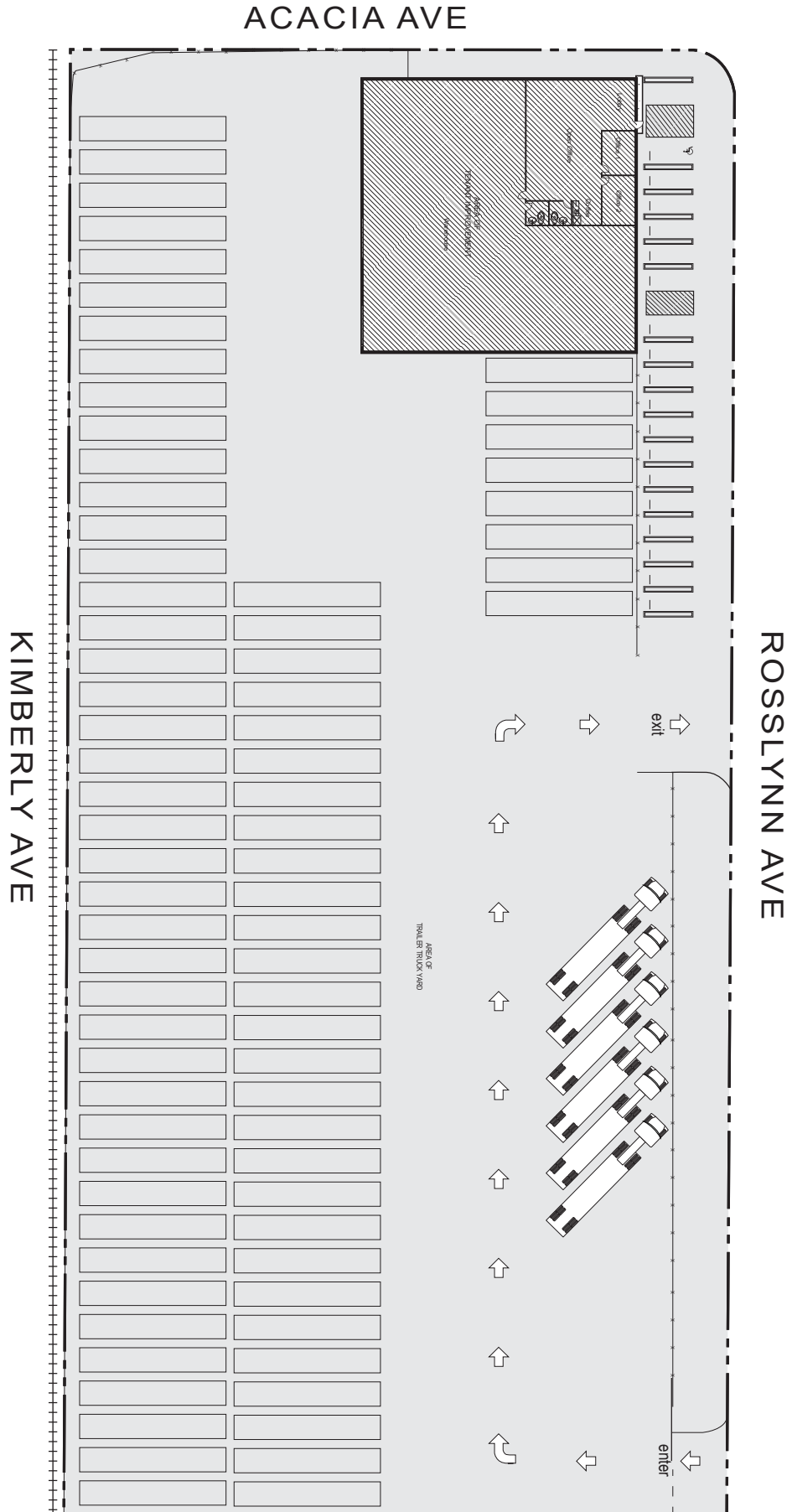


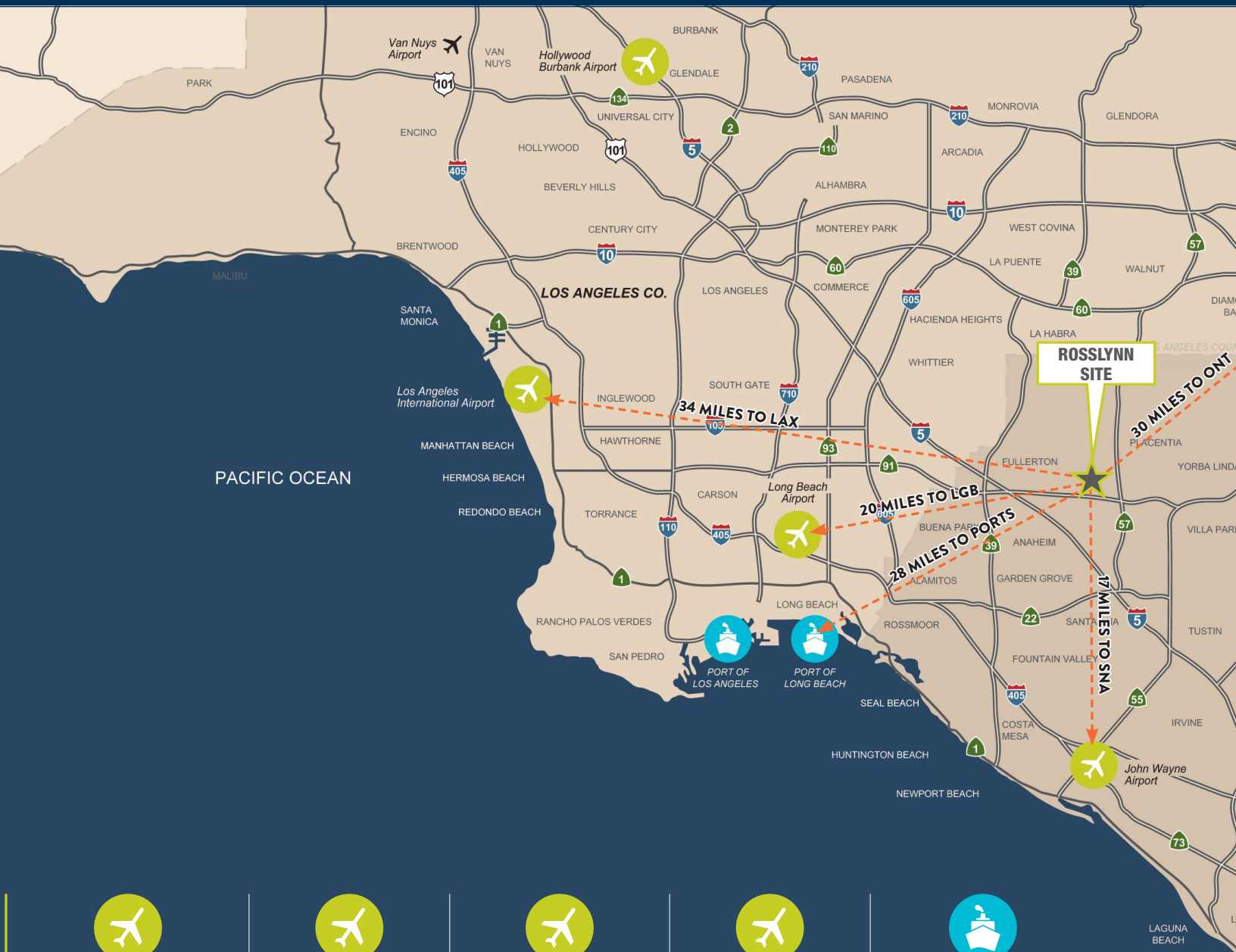
Lighted Lot



±1,000 SF Office

SITE PLAN





**ROSSLYNN
SITE**

34 MILES TO LAX

20 MILES TO LGB

28 MILES TO PORTS

17 MILES TO SNA

30 MILES TO ONT



**TO LOS ANGELES
INT. AIRPORT (LAX)**

**34
MILES**



**TO JOHN WAYNE
AIRPORT (SNA)**

**17
MILES**



**TO LONG BEACH
AIRPORT (LGB)**

**20
MILES**



**TO ONTARIO INT.
AIRPORT (ONT)**

**30
MILES**



**TO THE PORTS OF
LOS ANGELES AND
LONG BEACH**

**28
MILES**

MITCH ZEHNER
EXECUTIVE VICE PRESIDENT
714.935.2307
mzehner@voitco.com
License 00882464

SETH DAVENPORT
EXECUTIVE VICE PRESIDENT
714.935.2376
sdavenport@voitco.com
License 01413387

MICHAEL ZEHNER
SENIOR VICE PRESIDENT
714.935.2328
mczehner@voitco.com
License 01917963

Voit
REAL ESTATE SERVICES

2020 MAIN STREET | SUITE 100 | IRVINE | CALIFORNIA 92614 | 949.851.5100 | VOITCO.COM

Licensed as a Real Estate Broker by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2023 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785