

FOR LEASE:

±60,742 SF FLEX / MANUFACTURING BUILDING

550

Burning Tree Rd

FULLERTON, CA



NORTHPOINT COMMERCE CENTER | FREESTANDING BUILDING | HEAVY POWER

CBRE

PROJECT FEATURES & HIGHLIGHTS*

±60,742 SF Flex / Manufacturing Building on ±3.365 AC

±21,950 SF Two-Story Office

- ±11,950 SF 1st Floor
- ±10,000 SF 2nd Floor

One (1) Exterior Truck Well (expandable)

Three (3) Grade-Level Doors (expandable)

±24' Minimum Warehouse Clearance

1,200 Amps; 277/480 Volts Power

Air Conditioned Warehouse - Well Distributed

Abundant Parking: 175 Auto Parking Stalls (±3:1 Ratio)

Fire Sprinklered (.45 GPM per 3,000 SF)

LED Warehouse Lighting

Project Highlights

Located within Northpoint Commerce Center

Corner Location with Street Frontage on Burning Tree Rd & Moore Ave

Two (2) Access Points

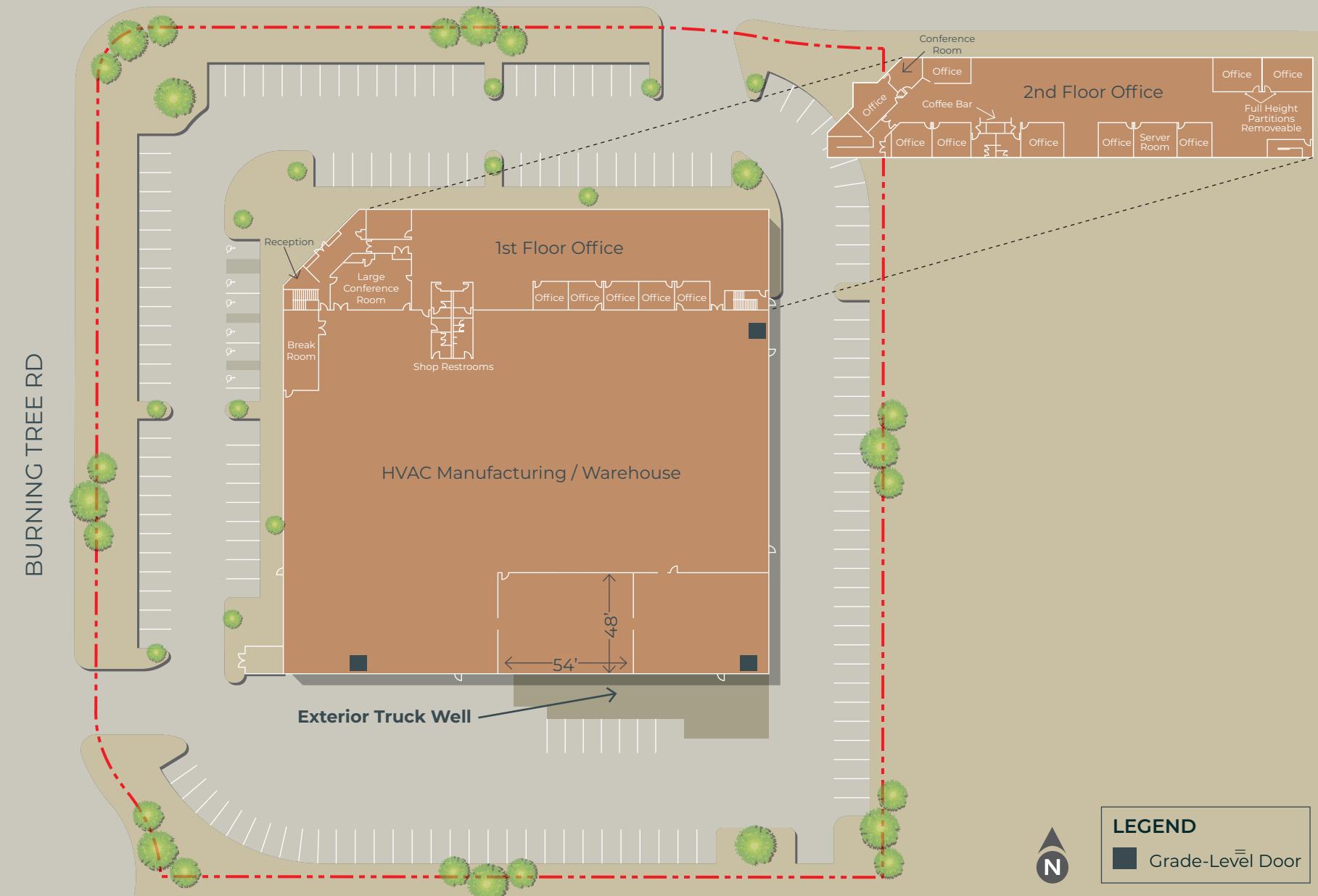
Close Proximity to 5 & 91 Freeways

Adjacent to 50-Acre Retail Center, Including Restaurants, Financial and Retail Services

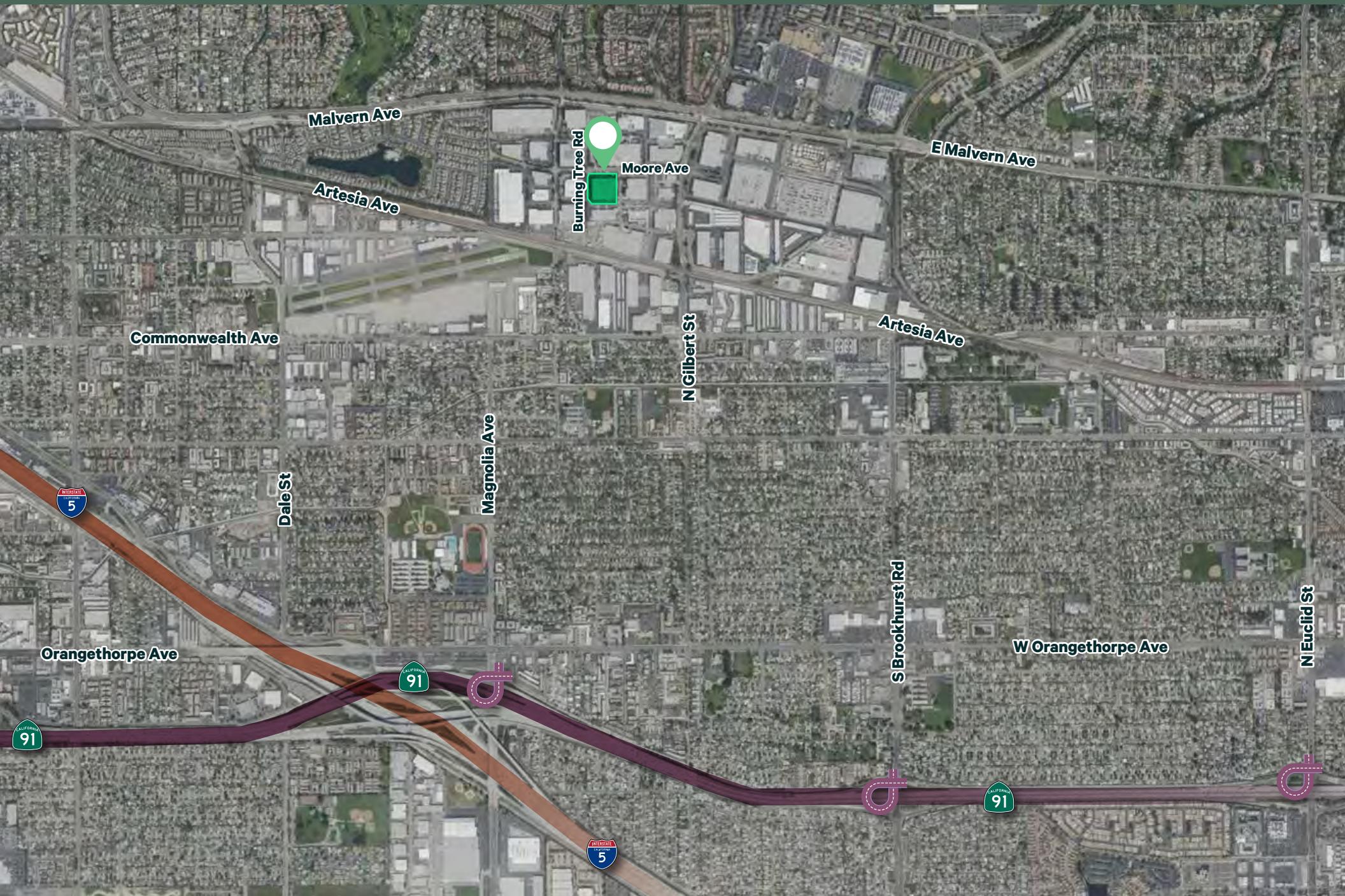


SITE PLAN

MOORE AVE



LOCAL MAP



REGIONAL MAP



550

BURNING TREE RD

— FULLERTON, CA —



BEN SEYBOLD
Executive Vice President
+1 714 371 9233
ben.seybold@cbre.com
Lic. 01081310

TOM DORMAN
First Vice President
+1 714 371 9205
tom.dorman@cbre.com
Lic. 00859277

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE