

FOR LEASE:
±60,742 SF FLEX / MANUFACTURING BUILDING

550

Burning Tree Rd

FULLERTON, CA



NORTHPOINT COMMERCE CENTER | FREESTANDING BUILDING | HEAVY POWER

CBRE

**Prospective Tenant to Verify All Information*

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

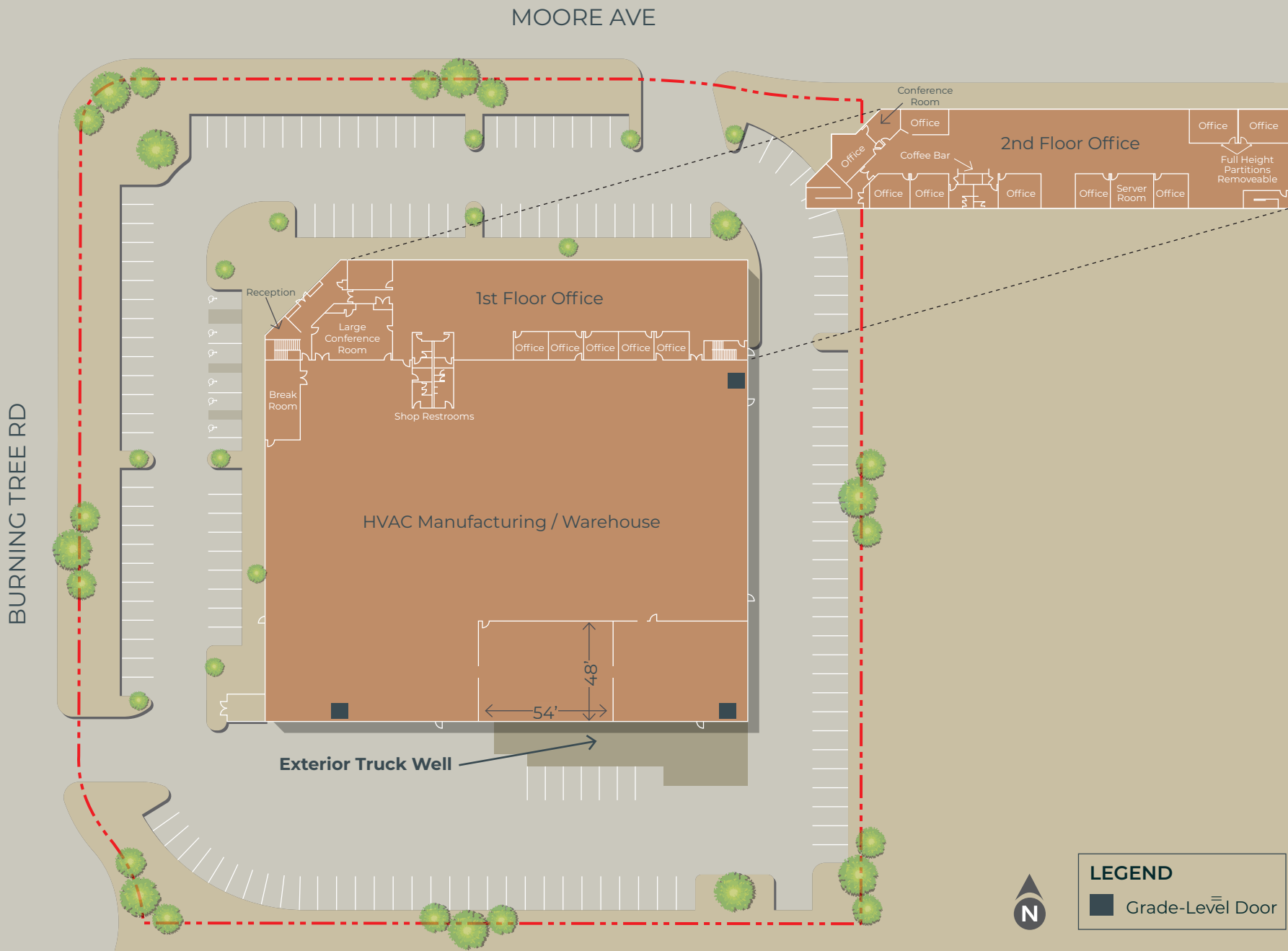
Two (2) Access Points

Close Proximity to 5 & 91 Freeways

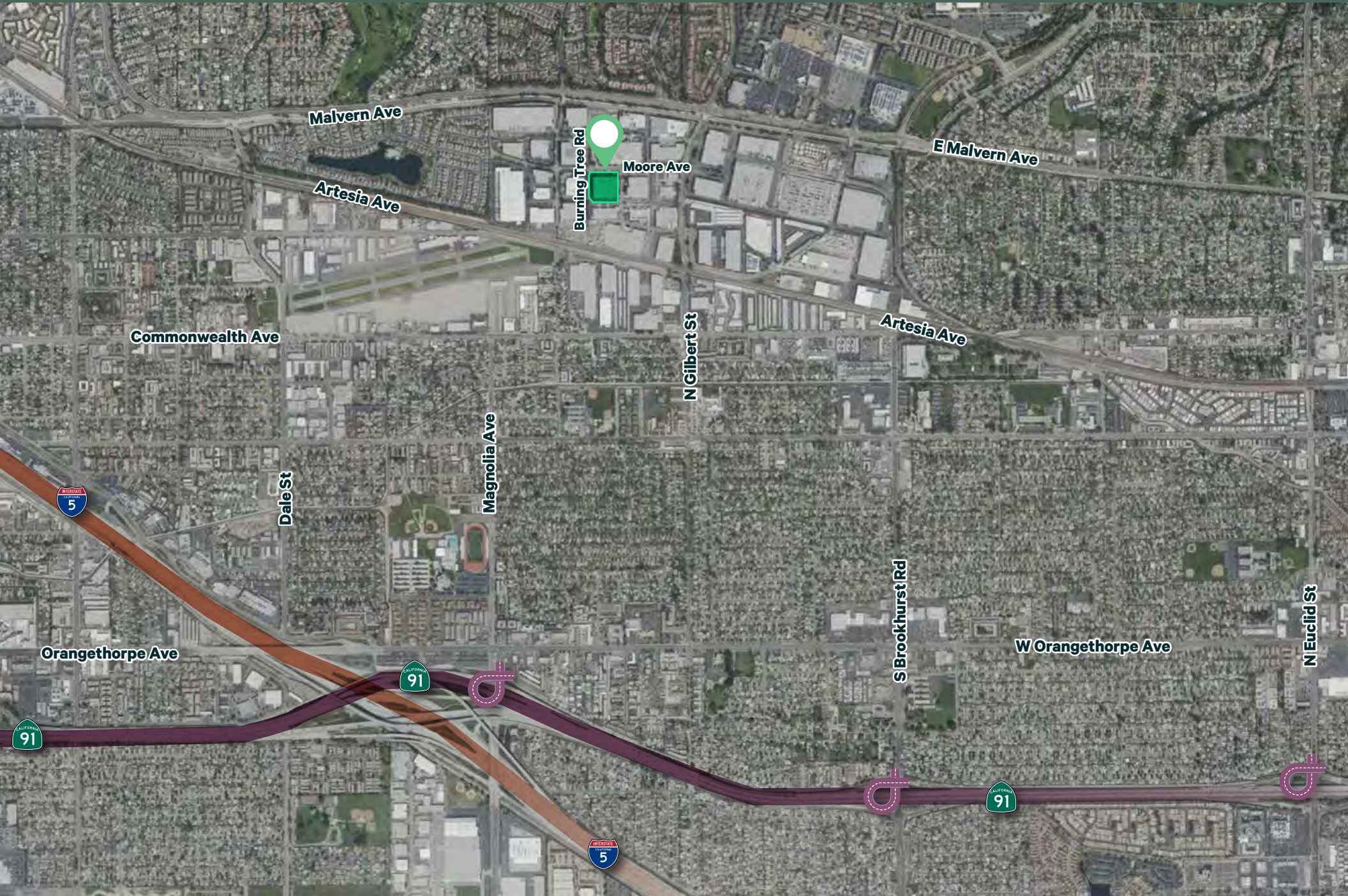
Adjacent to 50-Acre Retail Center, Including Restaurants, Financial and Retail Services



SITE PLAN



LOCAL MAP



REGIONAL MAP



550

BURNING TREE RD

— FULLERTON, CA —



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