

# FOR SALE

DIVISIBLE INDUSTRIAL BUILDING

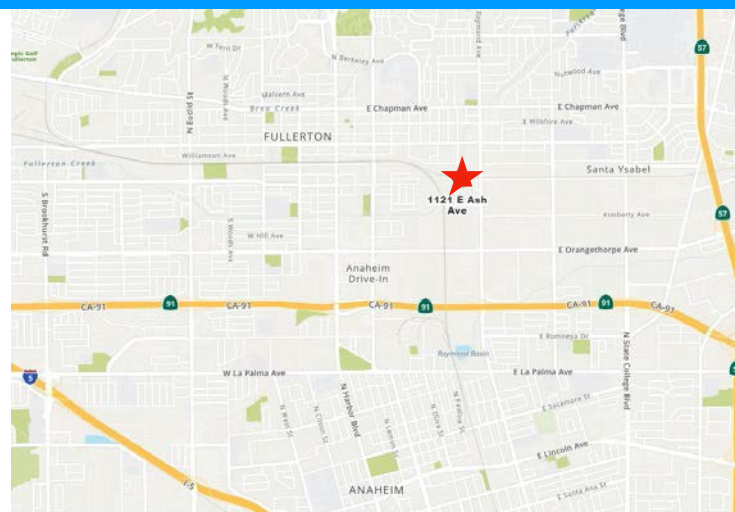
±12,065 SF  
(DIVISIBLE)

1121-1127 E. ASH AVE., FULLERTON, CA 92831



## PROPERTY HIGHLIGHTS

- Investor or Owner Occupant Opportunity
- Three Unit Industrial Building (approx. 4,000 SF each) with office spaces
- One contiguous building or three separate units
- Delivered fully vacant
- Two (2) Fenced Yards with drive through access (approx. 4,000 SF each)
- Freestanding Building on 23,681 SF Land Parcel (no association)
- Natural Gas line available
- Five (5) Roll-up garage doors
- Ample Power Distribution (800A 3P – verify) with separate meters
- New roof, newly paved asphalt/yard, and security gate
- 12-14 Feet of minimum warehouse clearance
- Excellent Access to 91, 57, and 5 Freeways



### VINSON LE

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(949) 702-8000

**VOLANT**  
REALTY PARTNERS  
VOLANT REALTY PARTNERS, INC.

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## ROUGH SITE PLAN



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