



High-Image Corporate Warehouse / Distribution / Manufacturing Facility
Premier Fullerton Location, Brand New Construction
32' Clear, 3,000 Amps, ESFR Sprinklers, LEED Silver Certification



139,449 SF AVAILABLE FOR LEASE

NEW DEVELOPMENT | STATE-OF-THE-ART DISTRIBUTION FACILITY

1901 E. Via Burton | Fullerton, CA



**Rexford
Industrial**

Voit

REAL ESTATE SERVICES



**HEFNER
VERNICK
TEAM**



Property Highlights

- 139,449 sq. ft. distribution facility
- ± 9,290 sq. ft. of high-image corporate office
- 3,000 amps of 277/480-volt power (expandable to 4,000 amps)
- 19 dock-high positions
- 1 grade-level loading door
- Large, secured yard
- 52' x 50' column spacing
- ESFR sprinklers — K25 heads
- 32' minimum warehouse clearance
- 126 parking stalls
- Centrally located in highly desirable North Orange County submarket
- Excellent access to major freeways, including Riverside (91), Santa Ana (5), Pomona (57), Newport (55) and San Gabriel (605) freeways
- LEED Silver certified
- 2" gas line stub



Health & Environmental Sustainability Features

- LEED Silver certified
- Touchless plumbing & water efficient fixtures
- Water bottle filling station
- Motion sensor LED lighting throughout
- Water efficient landscaping
- HVAC rooftop units with indoor air quality measures to include MERV 13 filters, as well as airflow measurement stations
- Economizers added to the new rooftop heat pumps
- HVLS fans at loading dock speed bay
- Quad electrical outlets at each dock position
- Solar ready roof
- Clean air parking stalls
- Future EV-ready parking stalls
- Storefront system with low solar heat gain
- High-end office finishes using low-VOC materials



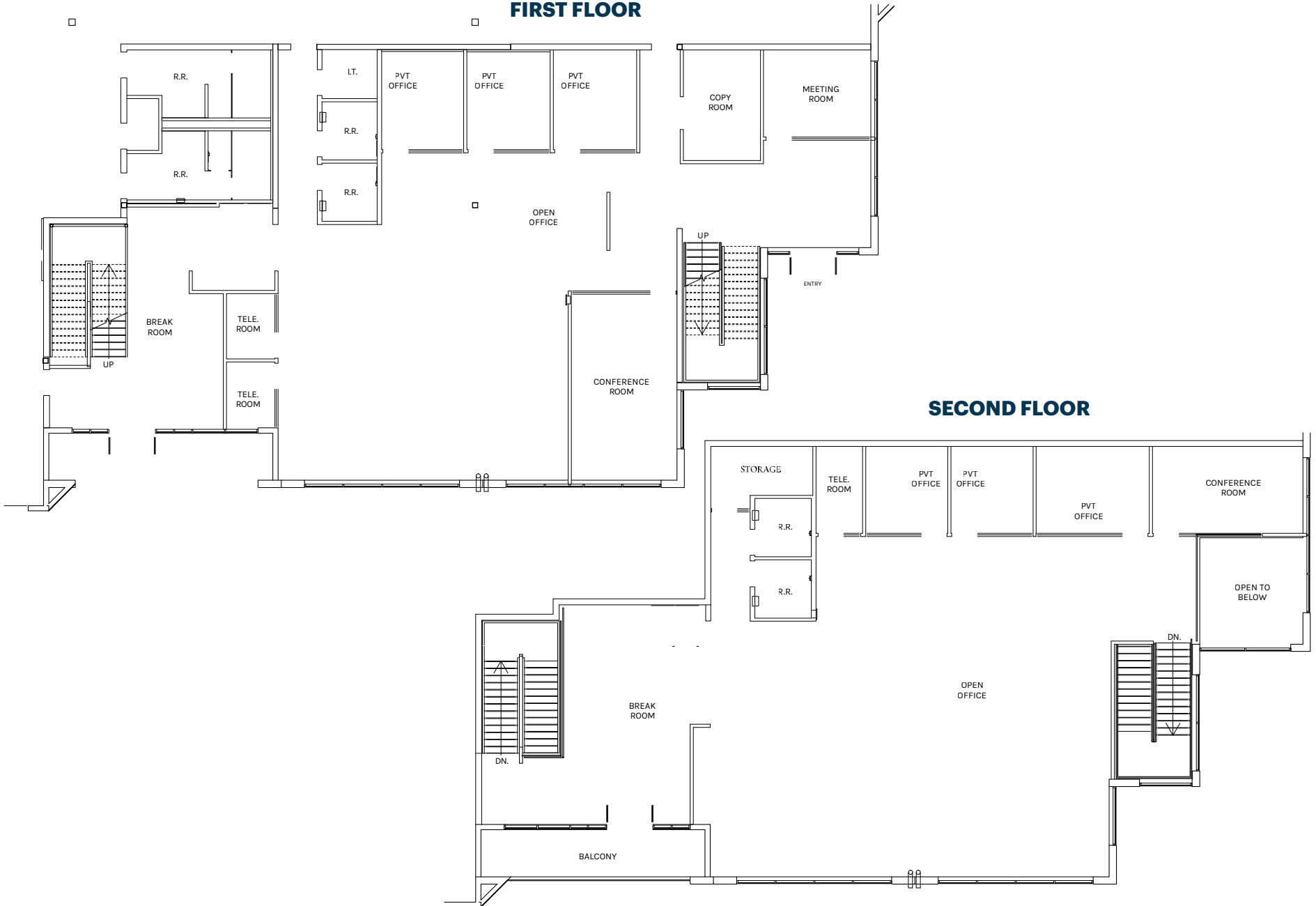




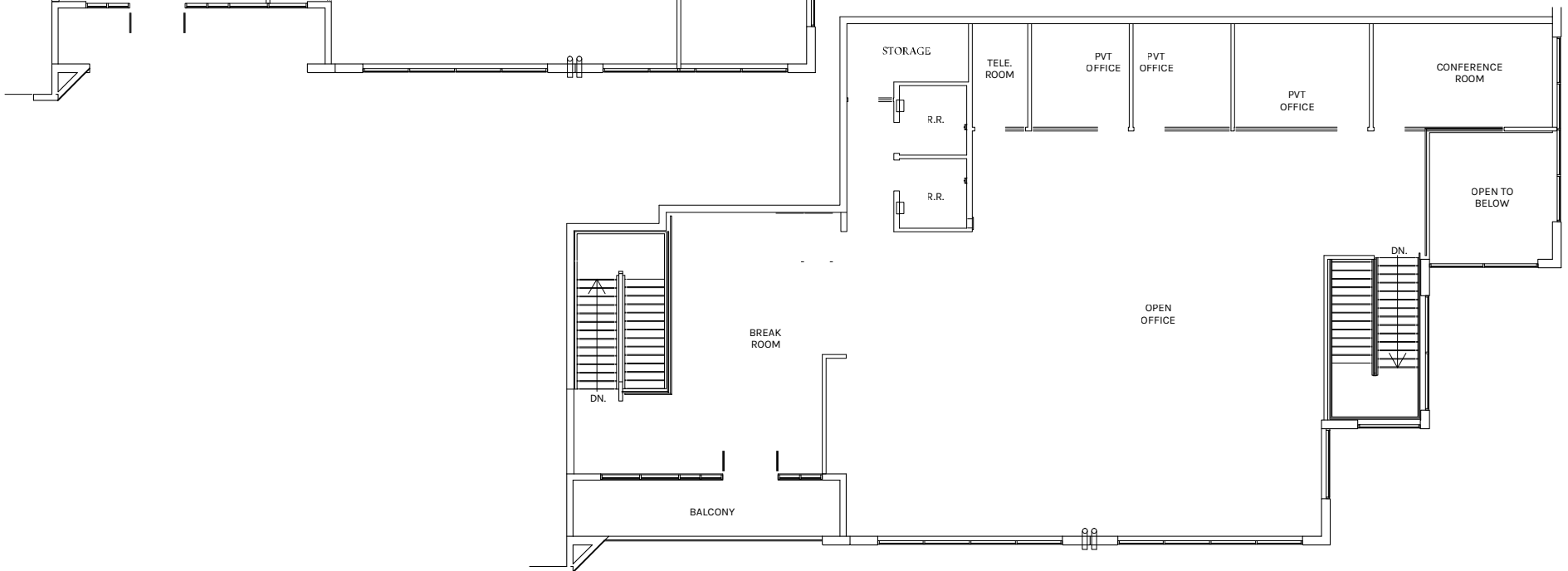


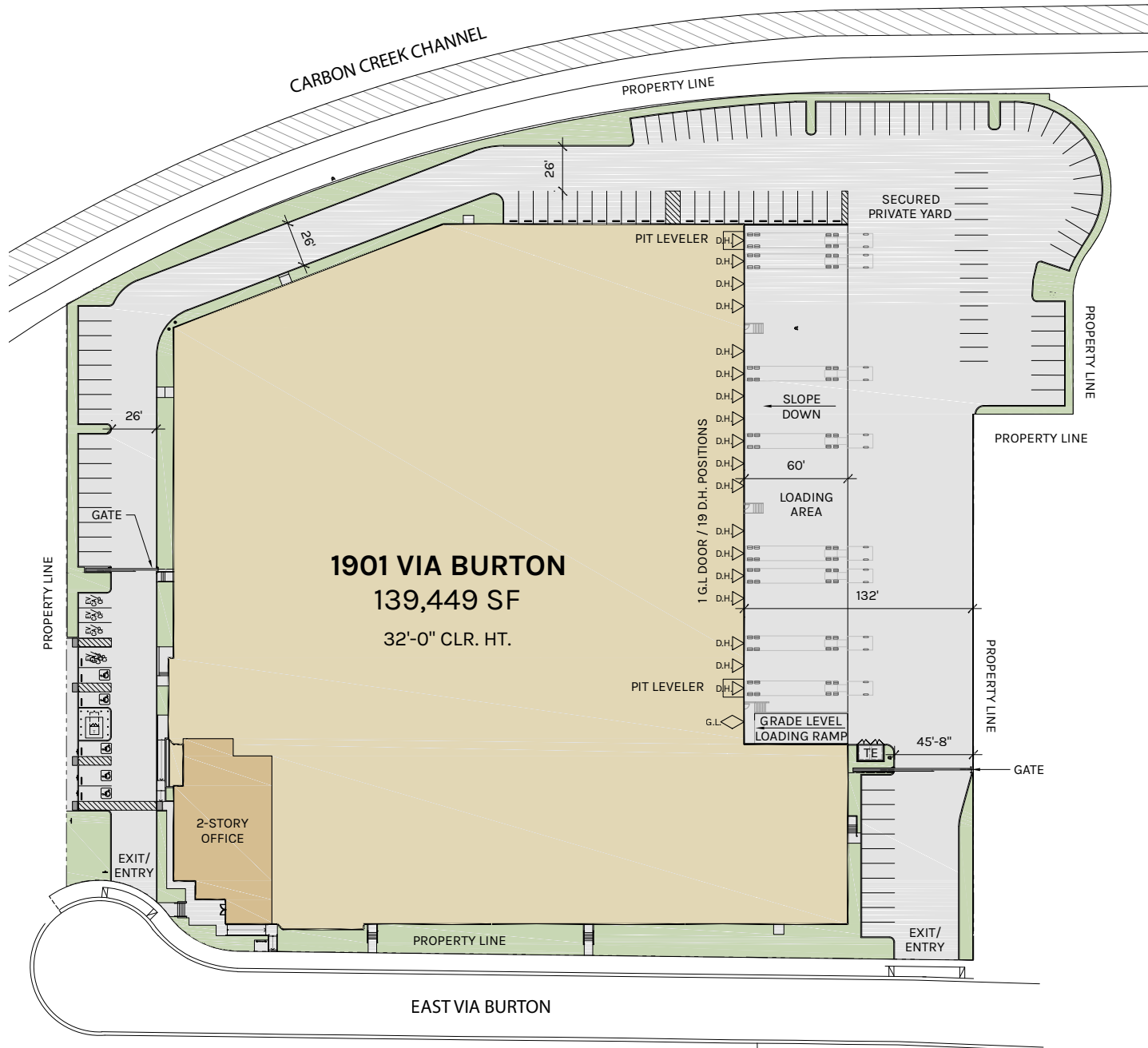


FIRST FLOOR



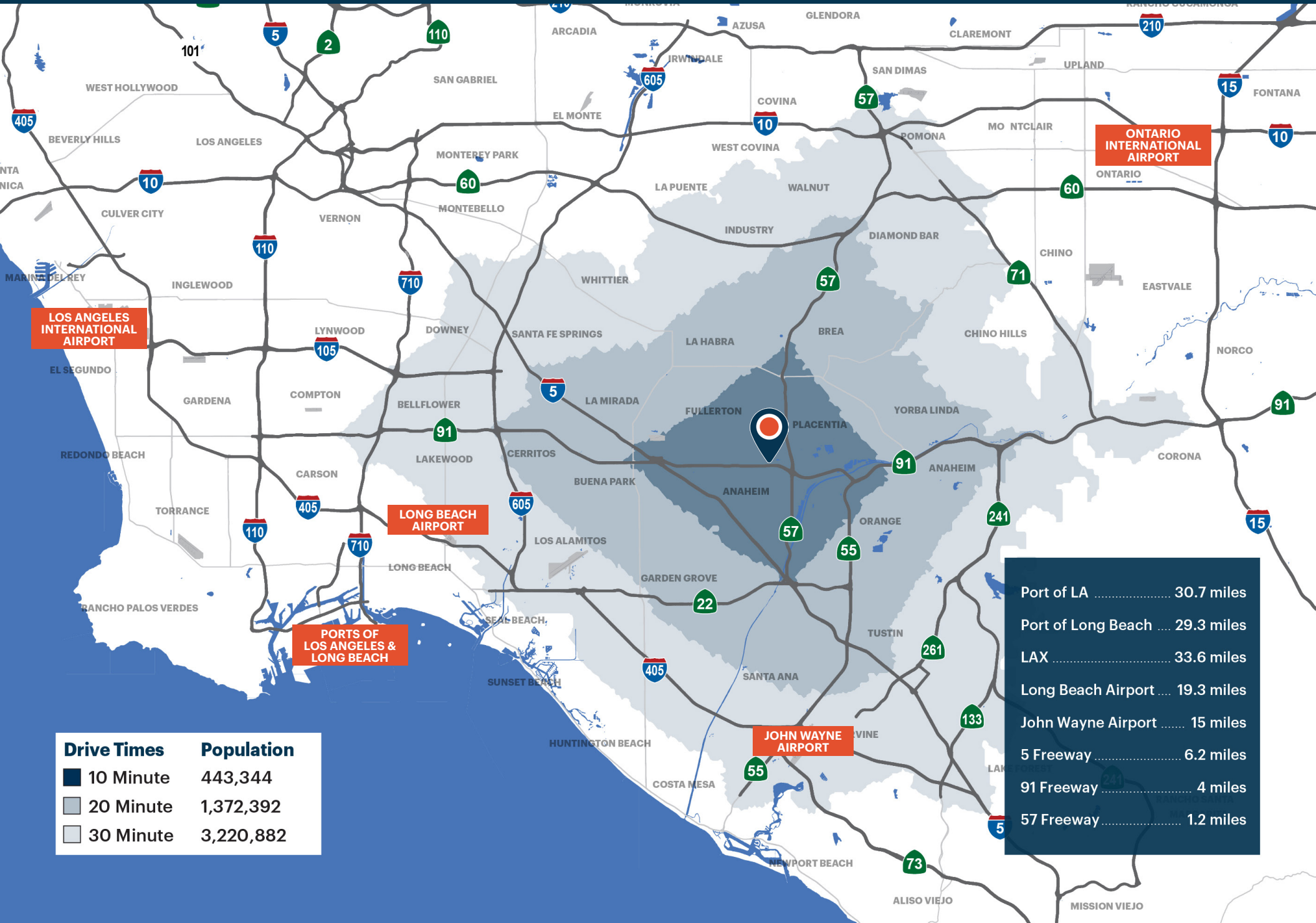
SECOND FLOOR





Drive Times & Population Density

1901 E. Via Burton



LOS ANGELES INTERNATIONAL AIRPORT

ONTARIO INTERNATIONAL AIRPORT

LONG BEACH AIRPORT

PORTS OF LOS ANGELES & LONG BEACH

JOHN WAYNE AIRPORT

Drive Times	Population
10 Minute	443,344
20 Minute	1,372,392
30 Minute	3,220,882

Port of LA	30.7 miles
Port of Long Beach	29.3 miles
LAX	33.6 miles
Long Beach Airport	19.3 miles
John Wayne Airport	15 miles
5 Freeway	6.2 miles
91 Freeway	4 miles
57 Freeway	1.2 miles

Property Location

1901 E. Via Burton



Via Burton

Via Burton

Via Burton

0.5 Miles
to SR-91 Freeway

SR-91 On-Ramp

State College Blvd

Riverside Fwy

Riverside Fwy

91

91

91

E Crestlane Ave



**Rexford
Industrial**

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