



# FOR LEASE

## FULLERTON BREA BUSINESS PARK

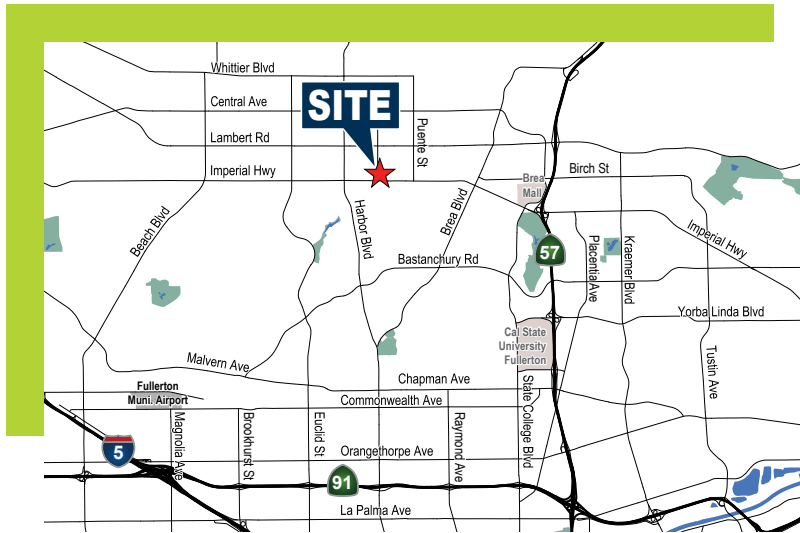
4010-4080 N PALM STREET  
FULLERTON, CA 92835

### FOR MORE INFORMATION:

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REAL ESTATE SERVICES



## FULLERTON BREA BUSINESS PARK

- » High Image Business Park
- » Major Street Frontage and Identity
- » Highly Improved Interior Office
- » 10' to 15' Ground Level Loading Doors
- » Excellent Truck Access
- » 2:1 Parking Ratio (2 spaces per 1,000 Sq. Ft.)
- » Truckwell Loading Available for Select Suites
- » Professionally Managed Business Park
- » Convenient Freeway Access to Los Angeles, Orange, and Riverside Counties



# PROPERTY FEATURES

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| BUILDING         | SUITES | TOTAL SQ. FT. | OFFICE % | ASKING RATE         |
|------------------|--------|---------------|----------|---------------------|
| 4020 N. Palm St. | 206    | ±1,320        | ±20%     | \$2,495.00 Per Mo.  |
| 4020 N. Palm St. | 207    | ±1,860        | ±25%     | \$3,515.00 Per Mo.  |
| 4080 N. Palm St. | 803    | ±4,781        | ±30%     | \$8,367.00 Per Mo.  |
| 4040 N. Palm St. | 401    | ±6,427        | ±15%     | \$10,861.00 Per Mo. |

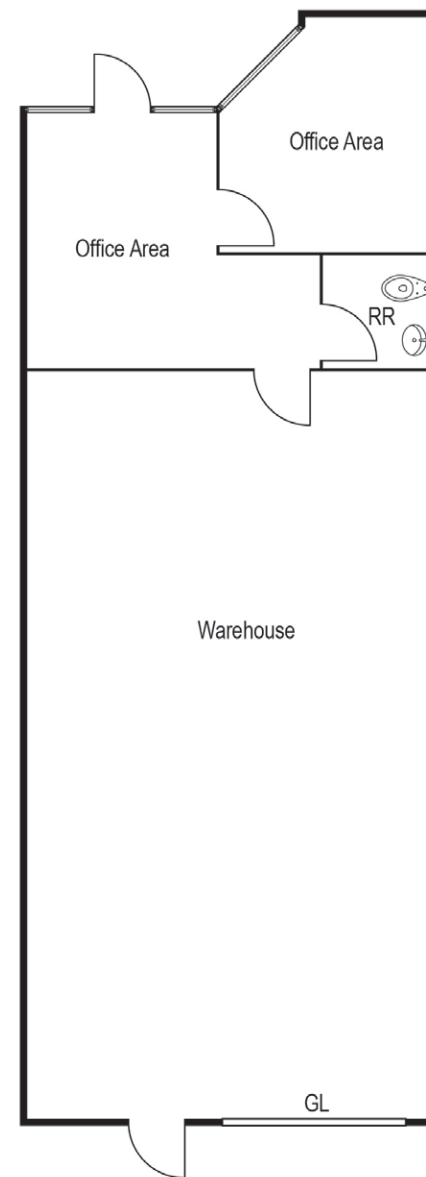
# AVAILABLE UNITS

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## BUILDING 4020, SUITE 206

- » ±1,320 Total Square Feet
- » ±319 Sq. Ft. of Office
- » ±12' Warehouse Clearance
- » One (1) Ground Level Loading Door (10' x 10')
- » Freespan Warehouse (no columns)
- » Extensive Renovation Complete
- » \$2,495.00 Per Month, MG



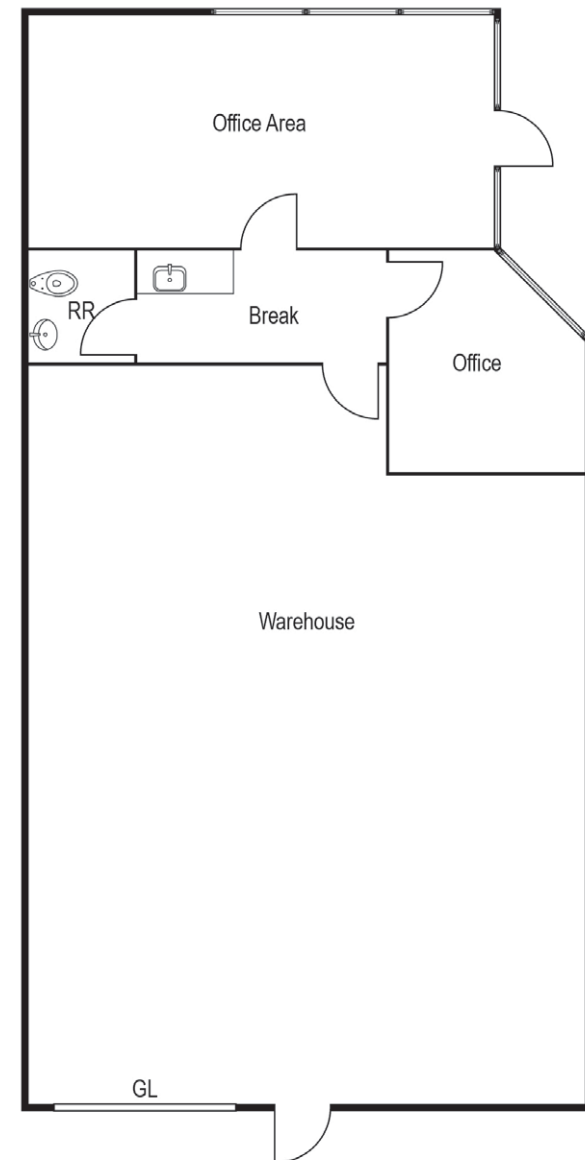
# FLOOR PLAN

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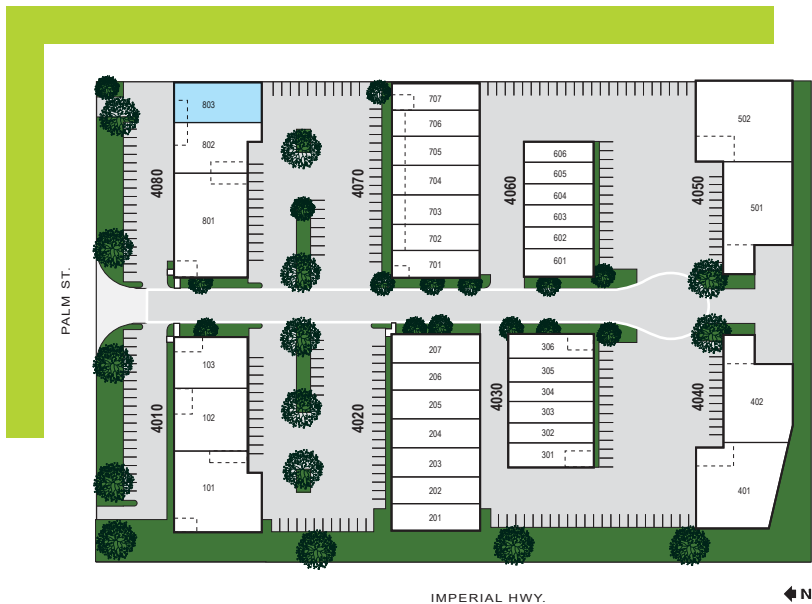
## BUILDING 4020, SUITE 207

- » ±1,860 Total Square Feet
- » ±517 Sq. Ft. of Office
- » ±12' Warehouse Clearance
- » One (1) Ground Level Loading Door (12'H x 10'W)
- » Freespan Warehouse (no columns)
- » Highly Desirable End Unit
- » \$3,515.00 Per Month, MG



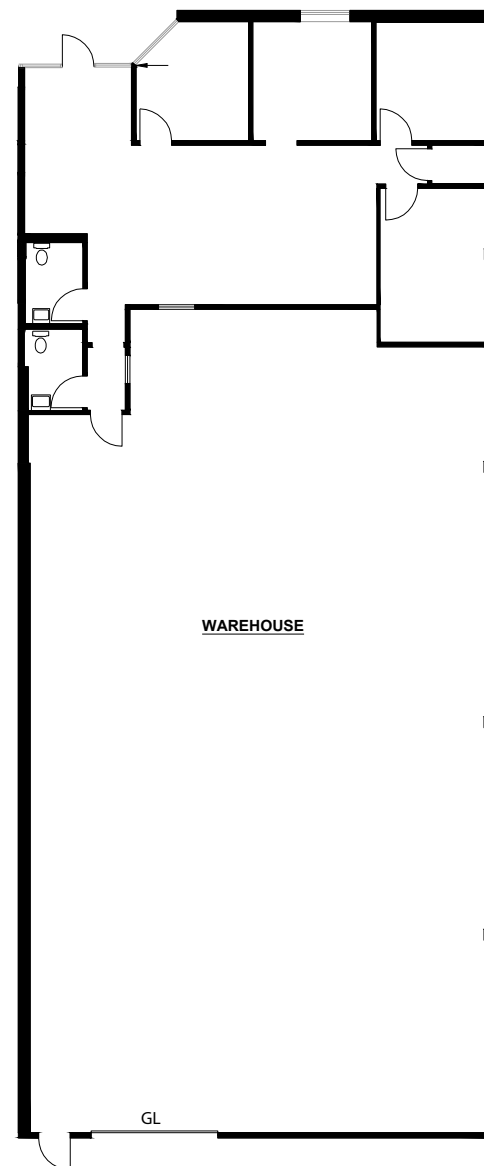
# FLOOR PLAN

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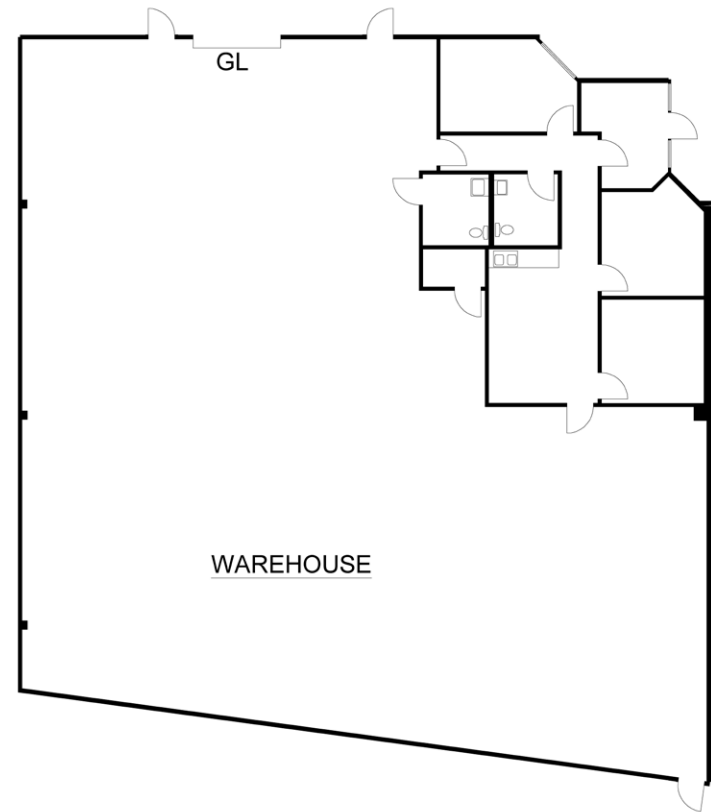
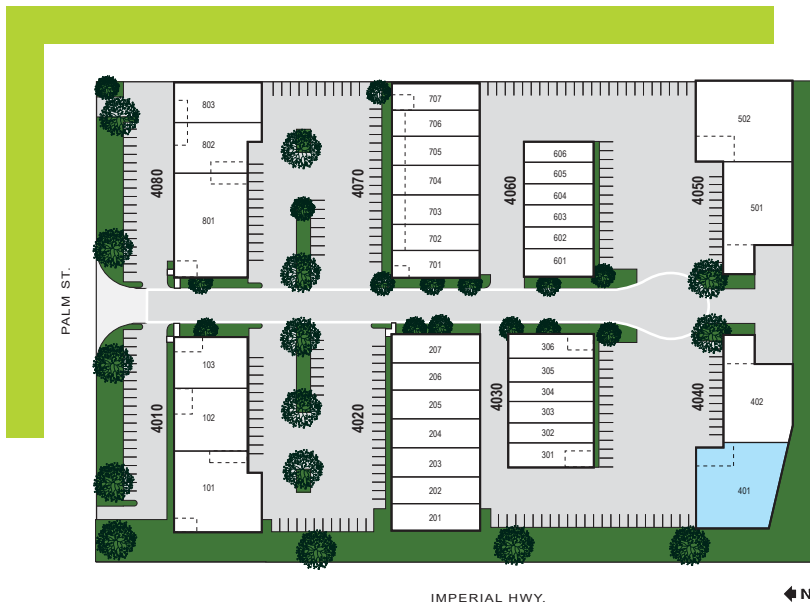


## BUILDING 4080, SUITE 803

- » ±4,781 Total Square Feet
- » ±1,402 Sq. Ft. of Office
- » One (1) Ground Level Loading Door (12' x 12')
- » Frontage on Palm Street
- » Highly Desirable End Unit
- » ±16' Warehouse Clearance
- » ±400 Amps, 208/120 Volt (verify)
- » \$8,367.00 Per Month, MG



# FLOOR PLAN

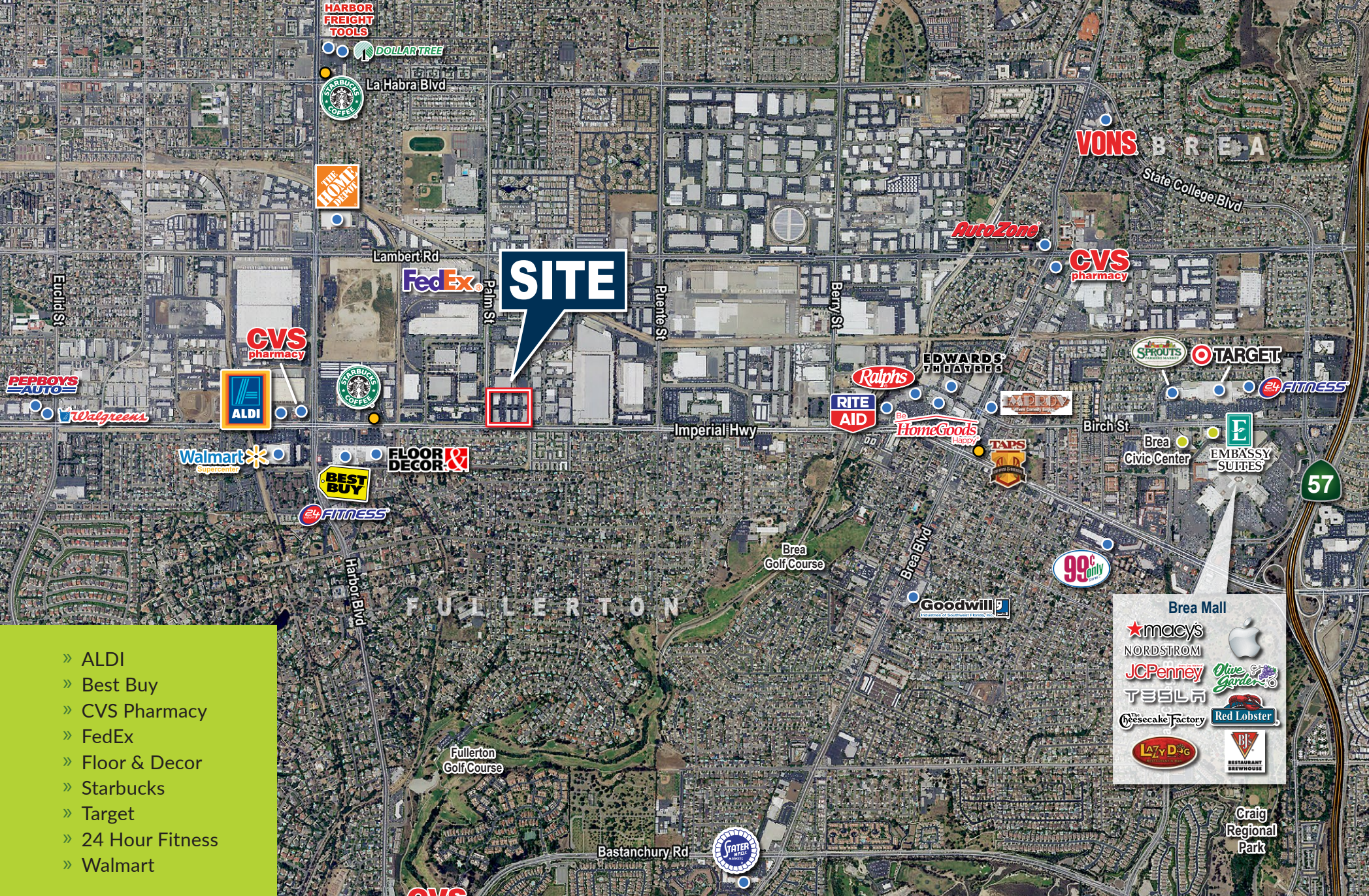


## BUILDING 4040, SUITE 401

- » ±6,427 Total Square Feet
- » ±950 Sq. Ft. of Office
- » One (1) Ground Level Loading Door (12'H x 10'W)
- » Highly Desirable End Unit
- » ±16' Warehouse Clearance
- » ±200 Amps (verify)
- » \$10,861.00 Per Month, MG

# FLOOR PLAN

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- » ALDI
- » Best Buy
- » CVS Pharmacy
- » FedEx
- » Floor & Decor
- » Starbucks
- » Target
- » 24 Hour Fitness
- » Walmart

# AMENITIES IN THE AREA

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