



# FOR LEASE

765 S. State College Blvd., Unit J  
Fullerton, CA

**1,350 SF Industrial Unit**

## SITE HIGHLIGHTS:

- 24 Hour Access
- Drive Around Building
- 53' Truck Access
- Excellent Access to 55, 57, & 91 Freeways
- Various Sizes Available: 600 SF to 2,000 SF
- Onsite Management
- Security Cameras on All Access Points
- Some Offices have HVAC



## UNIT HIGHLIGHTS:

- Showroom has 100% HVAC
- LVP Flooring in Showroom
- Canned Lighted Sign on Facade
- End Unit



## FOR FURTHER DETAILS:

**JOHN PAK**  
john@tricoREALTY.com  
License #01483069

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**Trico Realty, Inc.**  
License #00342120

3100-A Pullman Street  
Costa Mesa, CA 92626

**714-751-4420**  
TricoRealty.com



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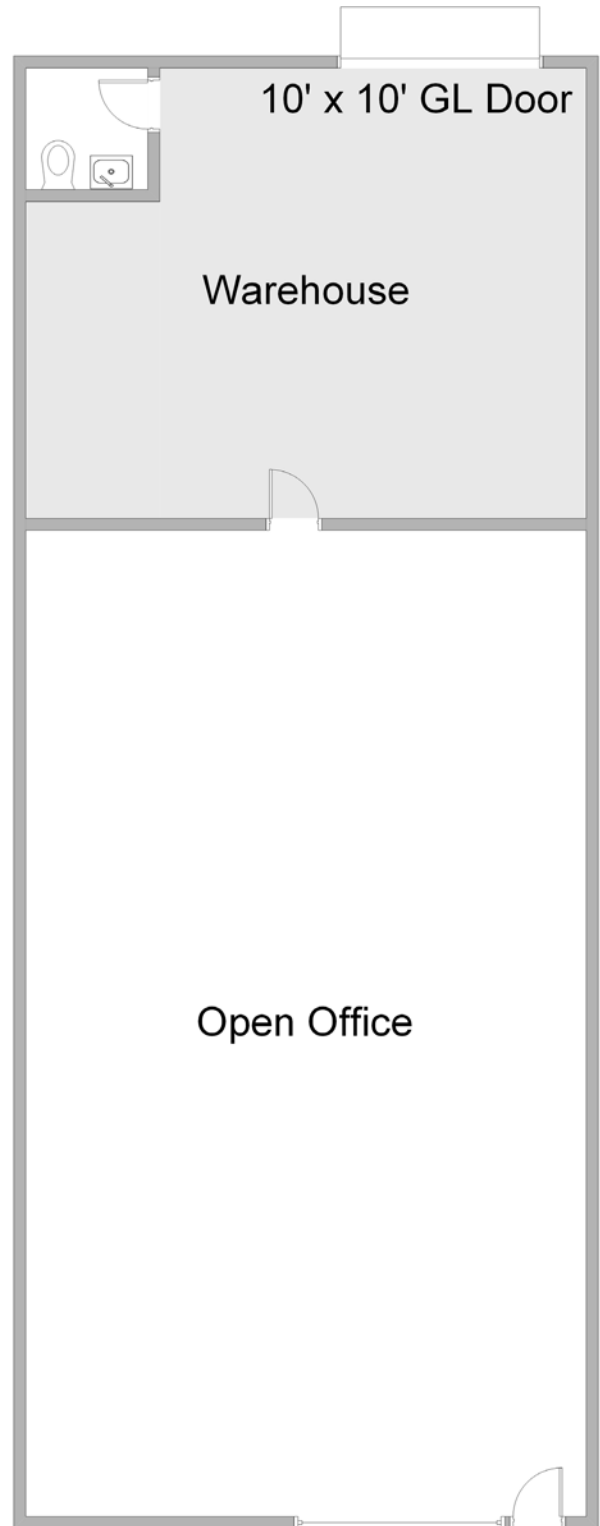
**1,350 SF Industrial Unit**

## Unit Features

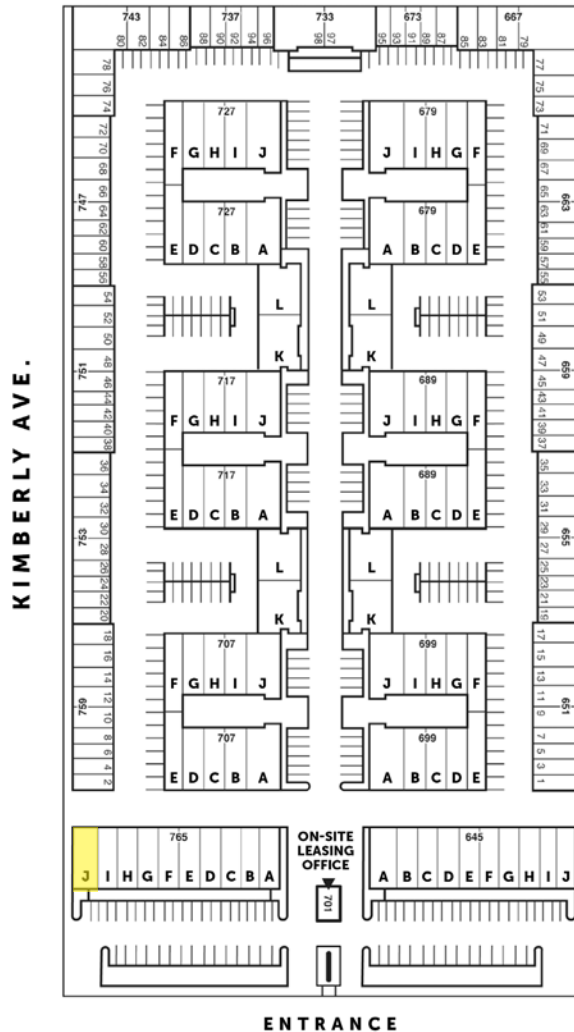
Power: 100A | 120/208

Clearance Height: 16'

Ground Level Doors: One 10'x10'



\*Floorplans Not to Scale



KIMBERLY AVE.

ENTRANCE

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