



1500

KIMBERLY AVENUE  
FULLERTON, CALIFORNIA

**FOR SALE - ±10,817 SF INDUSTRIAL BUILDING**

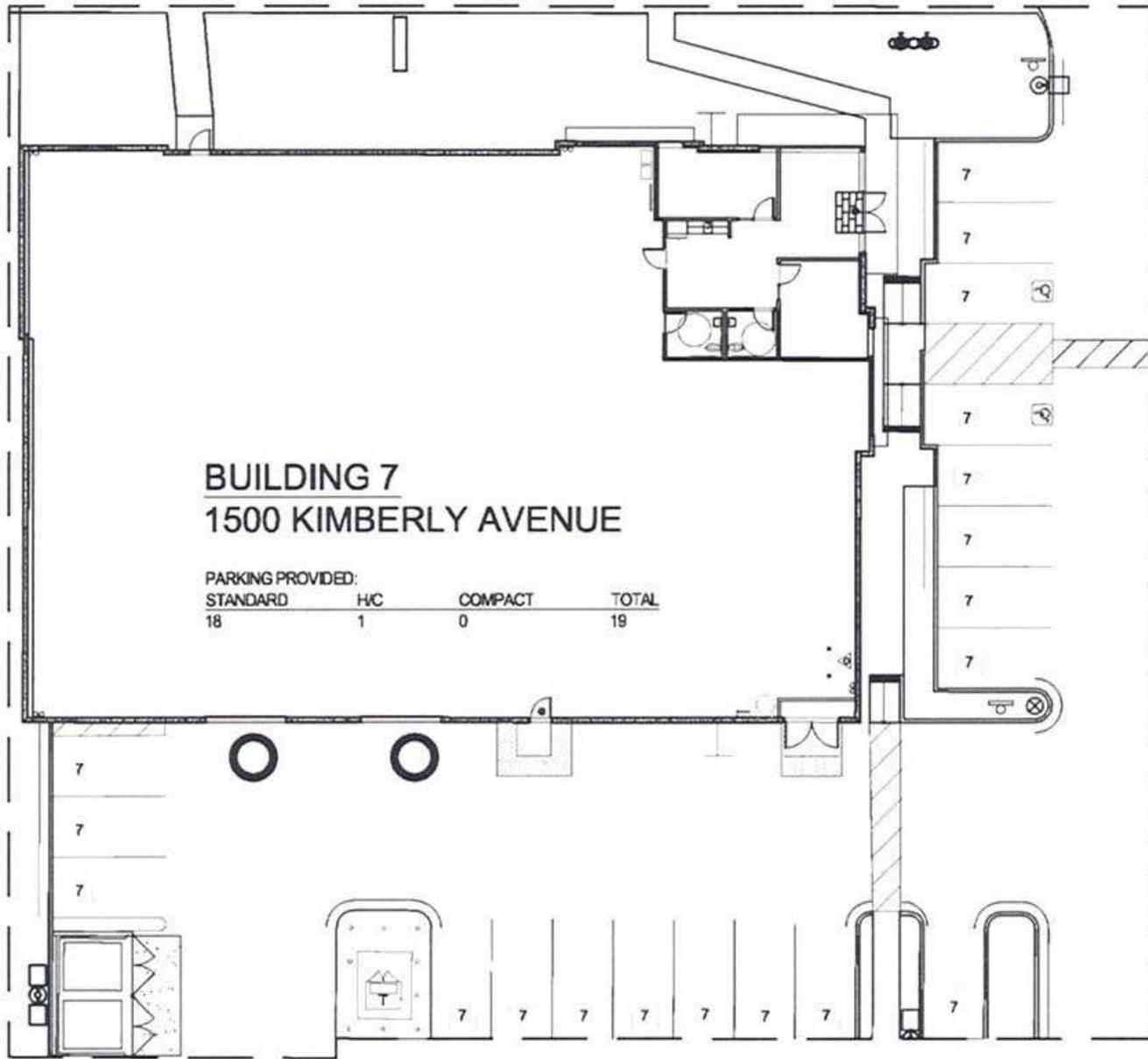
**PETER CASTLETON**  
Executive Vice President, Partner  
**714.935.2353**  
pcastleton@Voitco.com  
License #00908641

**Voit**  
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750, Anaheim, CA 92806 | [voitco.com](http://voitco.com)

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# SITE PLAN



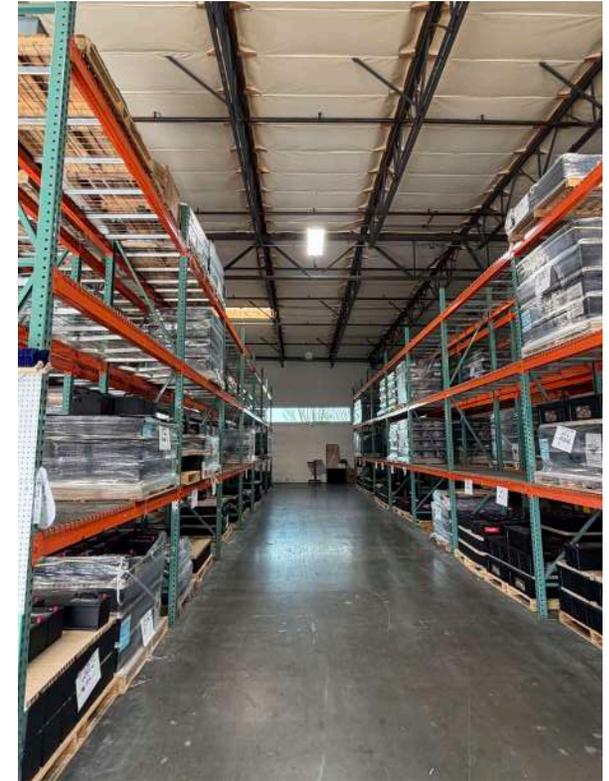
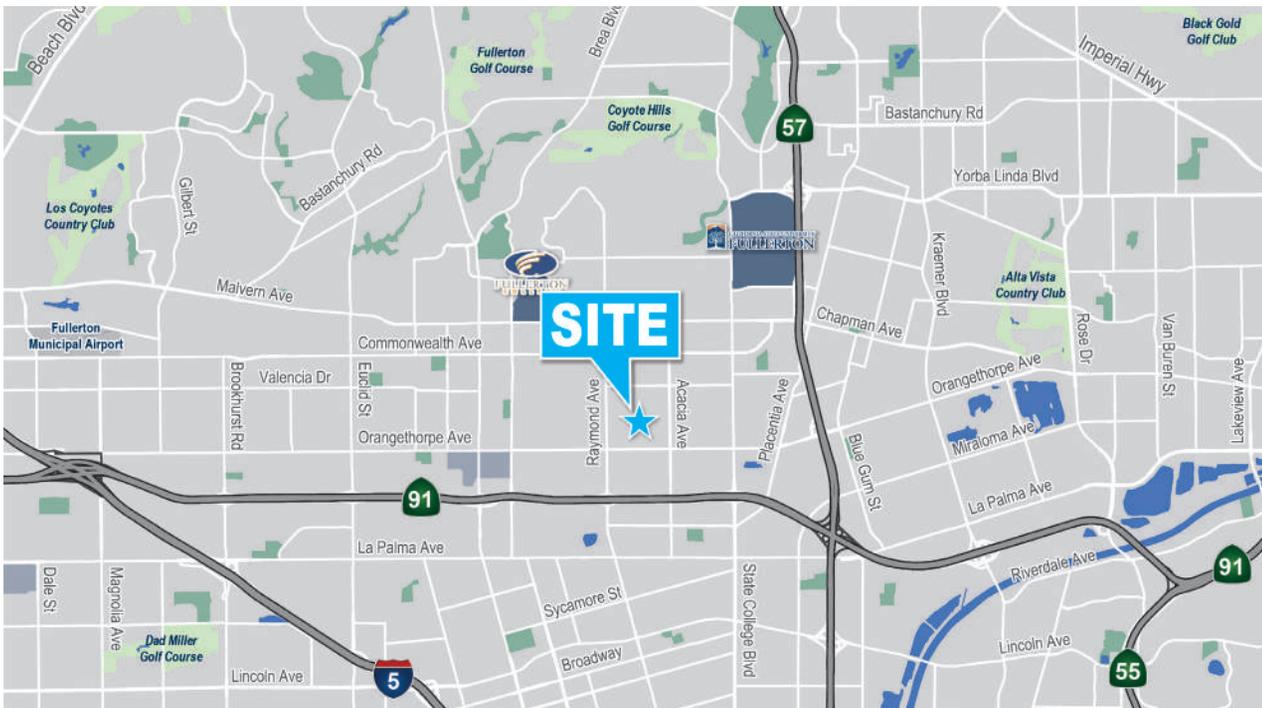
○ GRADE LEVEL TRUCK DOOR

# THE OFFERING

1500 Kimberly Avenue presents a rare opportunity to secure a high-exposure industrial facility within one of North Orange County's most sought-after business corridors. Located in the well-established Kimberly Business Center and strategically positioned near Four (4) major freeways—**91**, **22**, **5**, and **57**—the property offers unmatched regional connectivity for logistics, service, and distribution users.

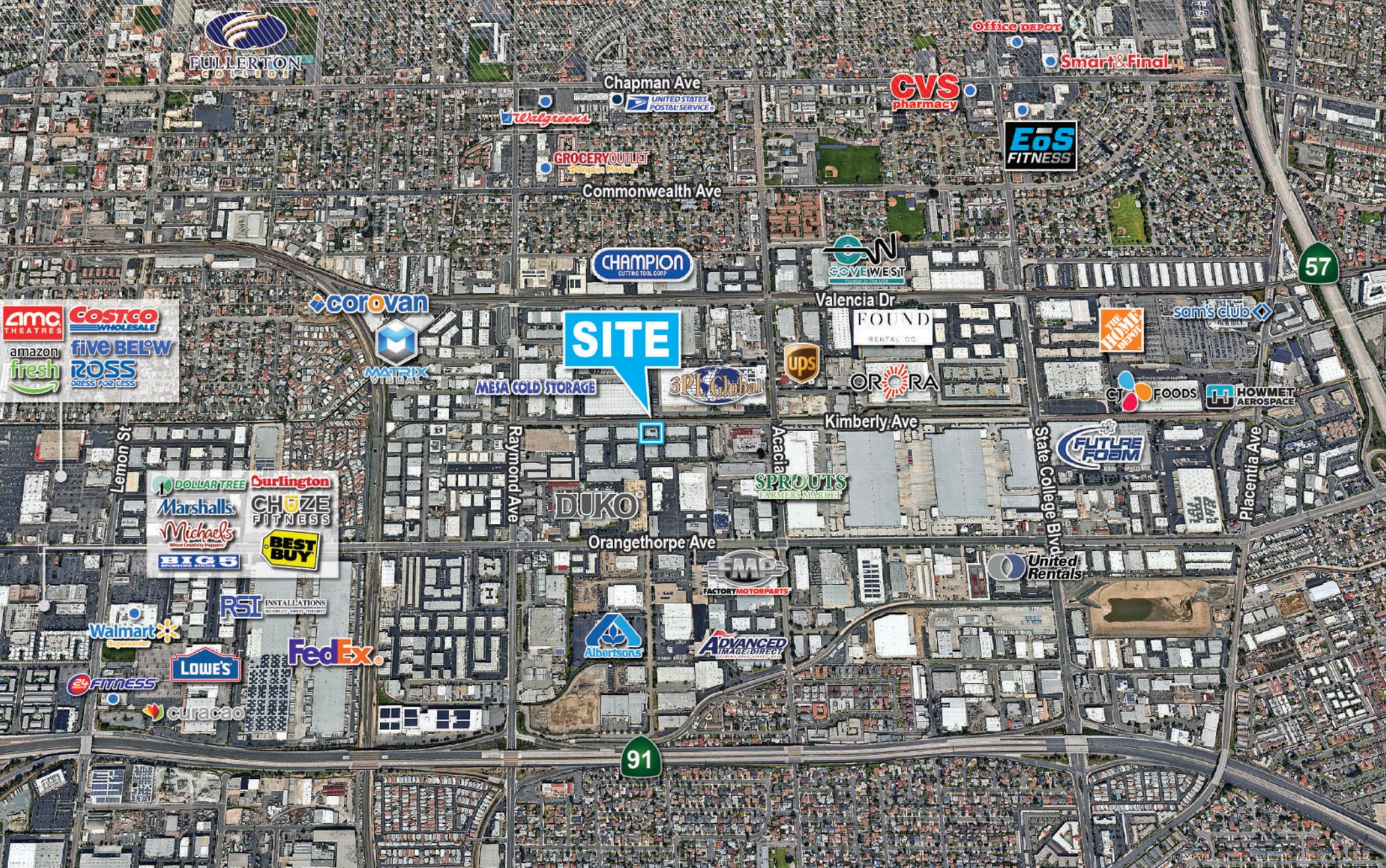
This 10,817 SF freestanding building delivers exceptional functionality for a wide variety of industrial, flex, and service-oriented operations. Its layout and location make it ideal for businesses seeking both operational efficiency and strong corporate visibility sited on a fully paved and secured lot, the property supports efficient circulation, storage, and operational workflows.

Highly visible street frontage amplifies branding opportunities, while the site's strategic Fullerton location provides regional connectivity for distribution, service, and customer-facing operations. The building's versatile layout, secure perimeter, and prominent positioning make it ideal for Owner/ Users seeking a quality standalone facility with strong market presence and long-term utility.



## PROPERTY HIGHLIGHTS

- ±10,817 SQFT
- 18' Clear Height
- Fire Sprinklered
- 2 Ground Level Doors
- 19 Parking Spaces
- 400 Amps (Verify)
- Excellent Location



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