

FOR SALE

DIVISIBLE INDUSTRIAL BUILDING

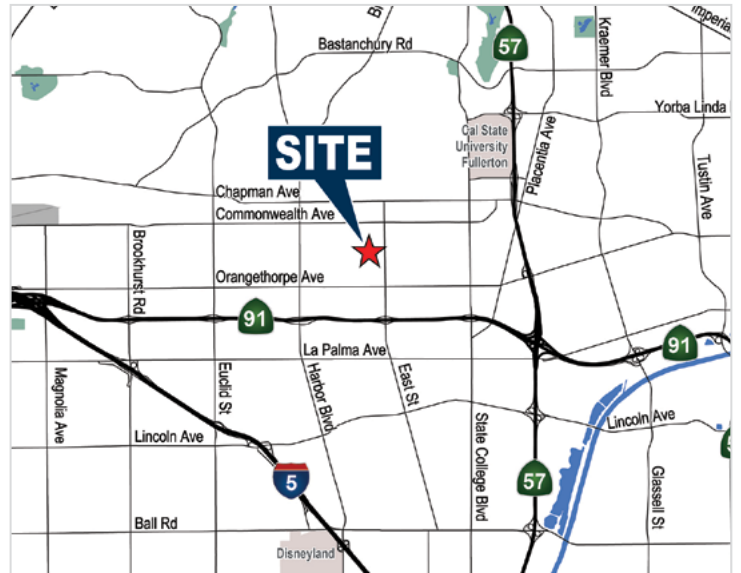
1121 - 1127 E. Ash Avenue, Fullerton, CA

12,000 SQUARE FEET (DIVISIBLE)



Property Features

- Investor or Owner Occupant Opportunity
- Two or Three Unit Industrial Building (Currently Three 4,000 SF Units)
- Building can be Delivered Vacant or Partially to Fully Leased
- Two (2) Fenced Yards with Drive Through Access
- Freestanding Building on 23,681 SF Land Parcel (No Association)
- 33% of Property has been Fully Refurbished
- Natural Gas
- Five (5) Ground Level Loading Doors
- Ample Power Distribution
- 2:1,000 Parking Ratio Plus Street Parking
- 14 Feet of Minimum Warehouse Clearance
- Excellent Access to the 91, 57 and 5 Freeways



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Senior Vice President, Partner

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Voit
REAL ESTATE SERVICES

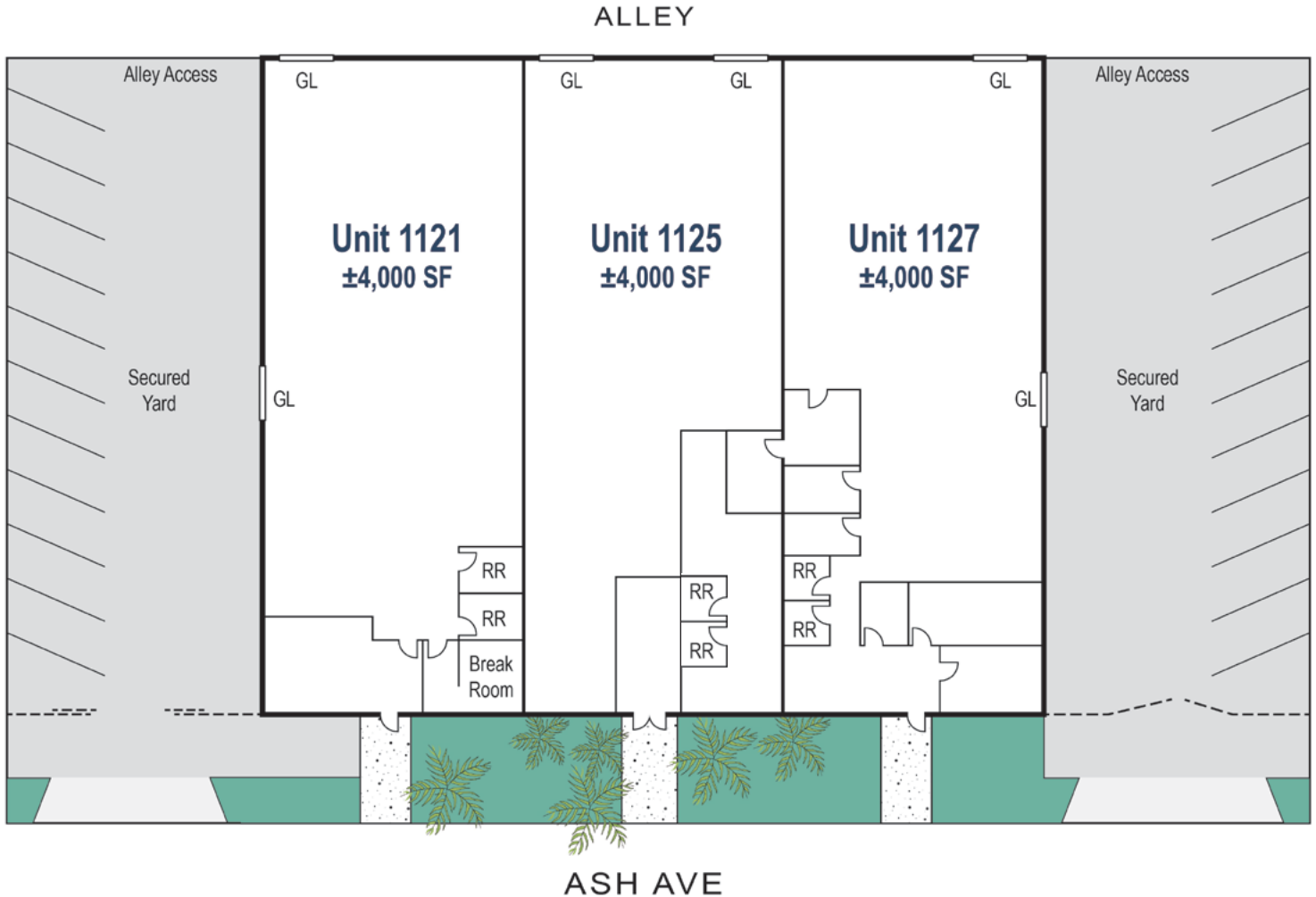
**HEFNER
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SITE PLAN



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