

**127,375 SQUARE FOOT
CLASS A DISTRIBUTION FACILITY**

679 S. PLACENTIA AVE., FULLERTON, CA

Voit
REAL ESTATE SERVICES

HV
HEFNER
VERNICK
TEAM

LOWEST CLASS A NET FEES IN THE MARKET AT \$0.16 PSF

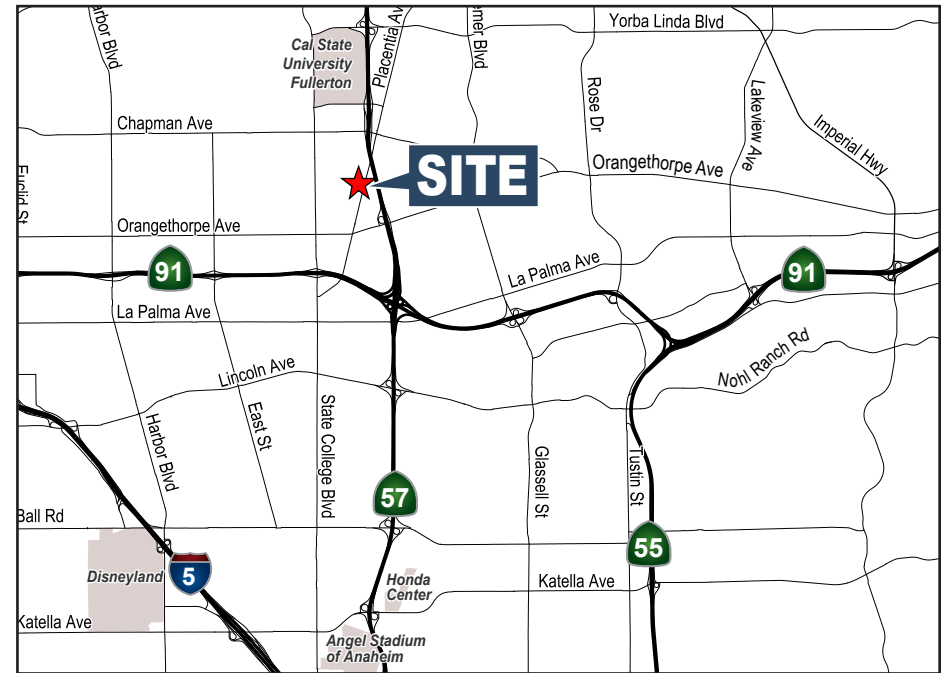


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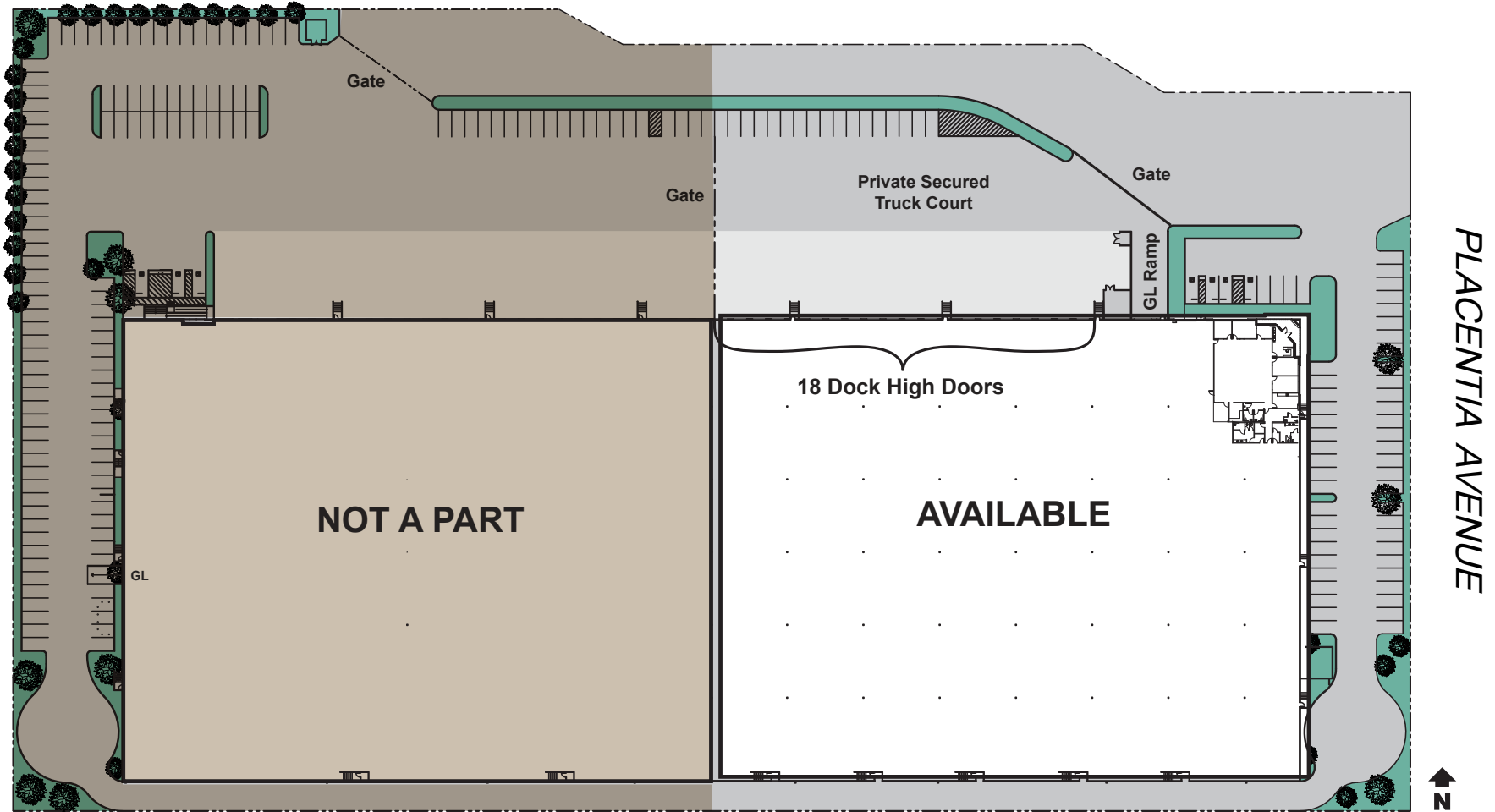
PROPERTY FEATURES

- ±127,375 Sq. Ft. Class A Distribution Facility
- Low NNN Expenses (±\$0.16 PSF)
- ±4,800 Sq. Ft. of Office
- 30' Minimum Warehouse Clearance
- ESFR Sprinkler System (K14 Heads)
- 18 Dock Positions w/ Load Levelers & Dock Seals
- 1 Grade Level Loading Door
- Secured 150' Truck Court / Fenced Yard
- 600 Amps of 277/480 Volt Power (Verify)
- Concrete Loading Apron
- Excellent Access to the 57 and 91 Freeways
- 1:1,000 Parking Ratio
- 51' Column Spacing
- Motion Sensor T5 Warehouse Lighting
- Institutionally Owned / Managed Property



±127,375 SQ. FT. CLASS A DISTRIBUTION FACILITY

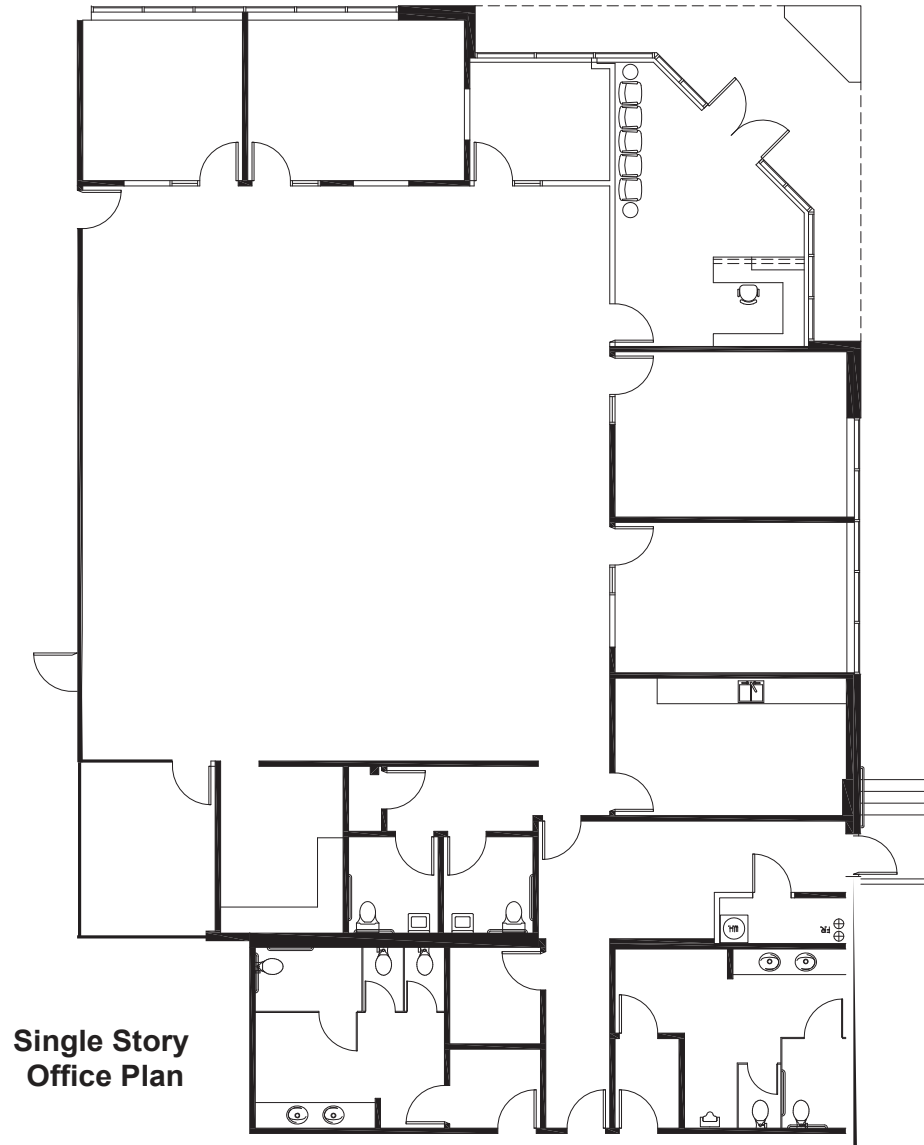
SITE PLAN



*Plan not to scale

±127,375 SQ. FT. CLASS A DISTRIBUTION FACILITY

OFFICE PLAN

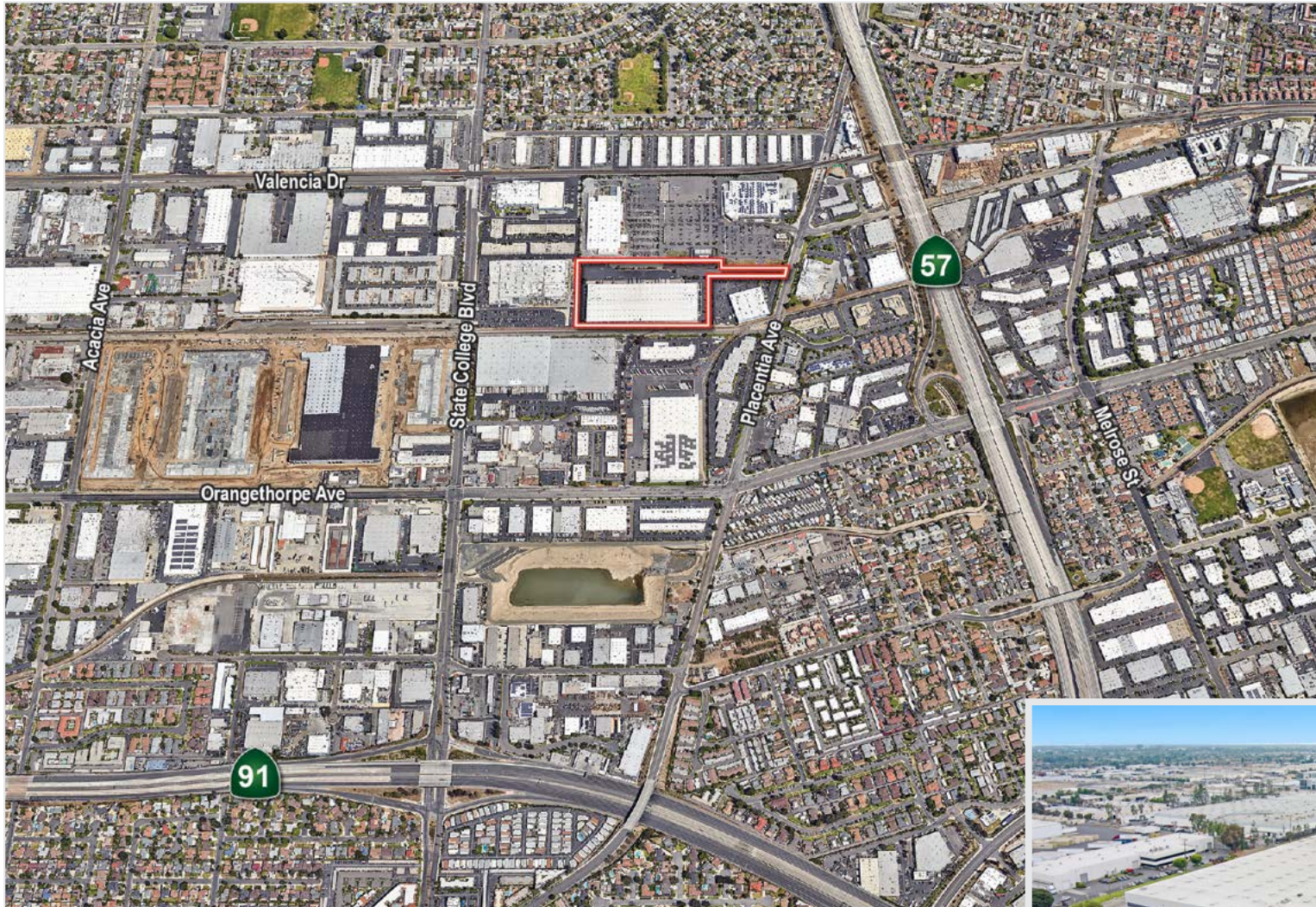


Single Story
Office Plan

*Plan not to scale

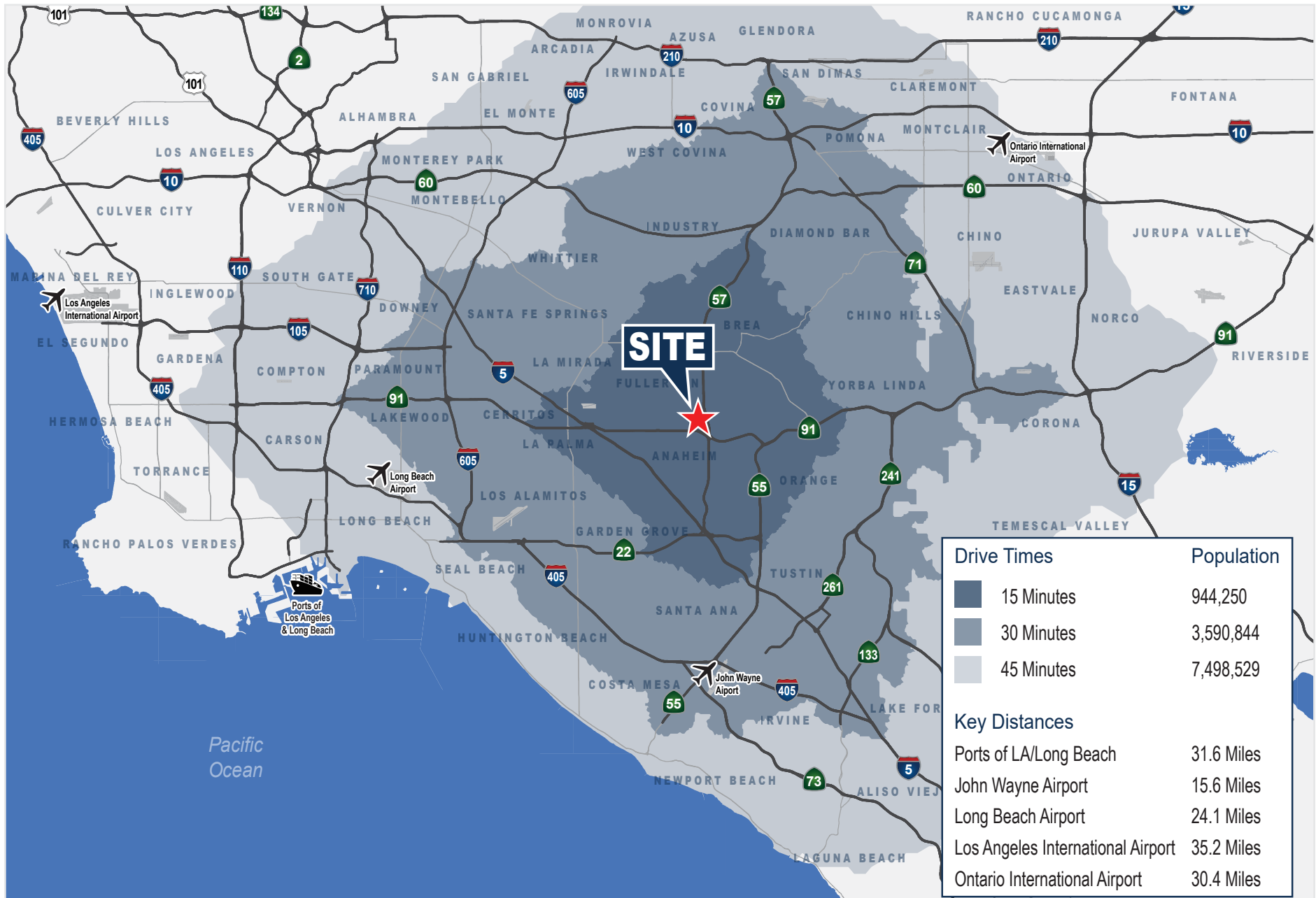
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SITE AERIAL



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DRIVE TIMES & POPULATION DENSITY MAP



±127,375 SQ. FT. CLASS A DISTRIBUTION FACILITY



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