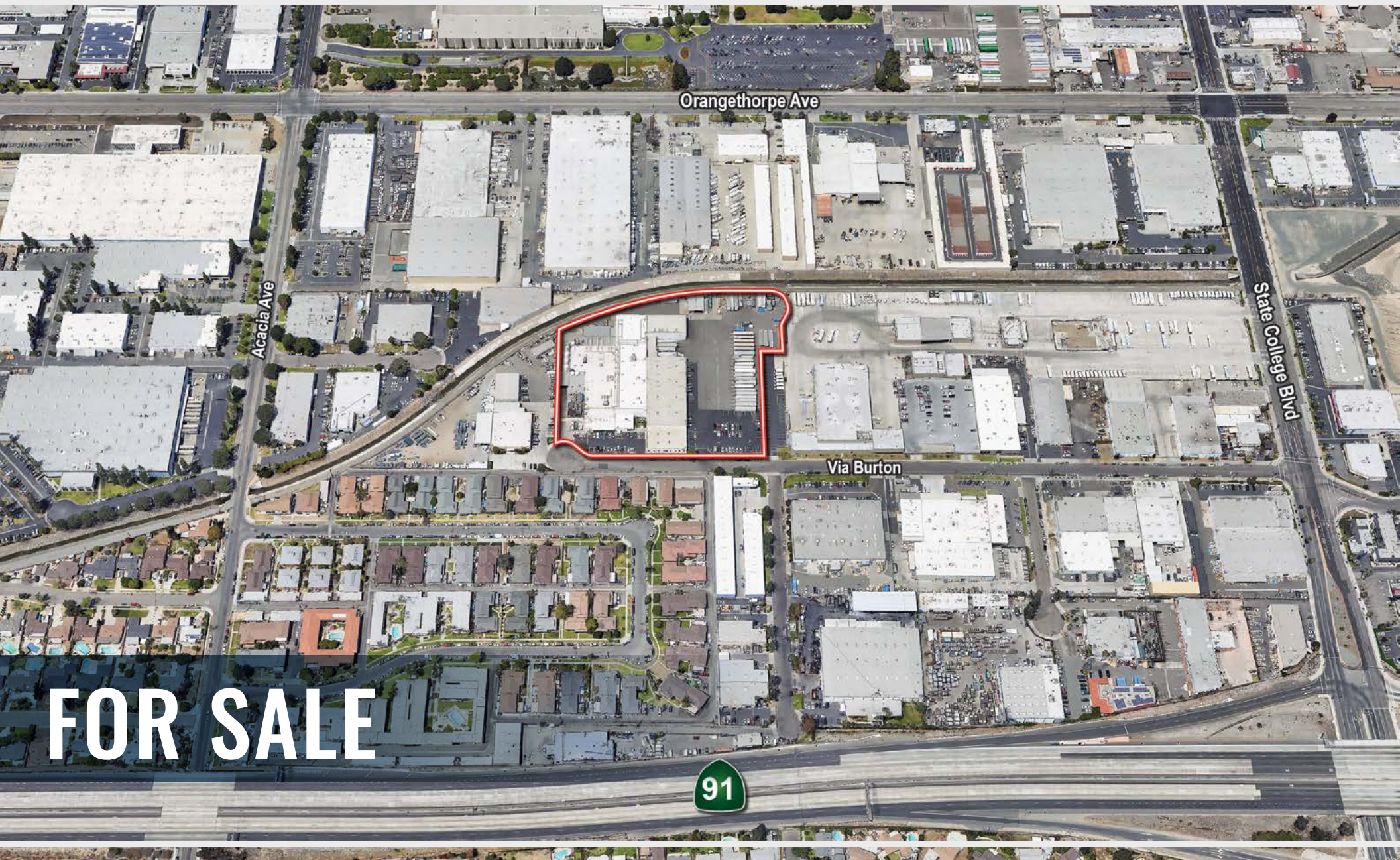


**87,725 SQ. FT. OF BUILDING AREA
ON 5.68 ACRES OF LAND AREA**

1901 E. VIA BURTON, FULLERTON, CA

Voit
REAL ESTATE SERVICES

cresa



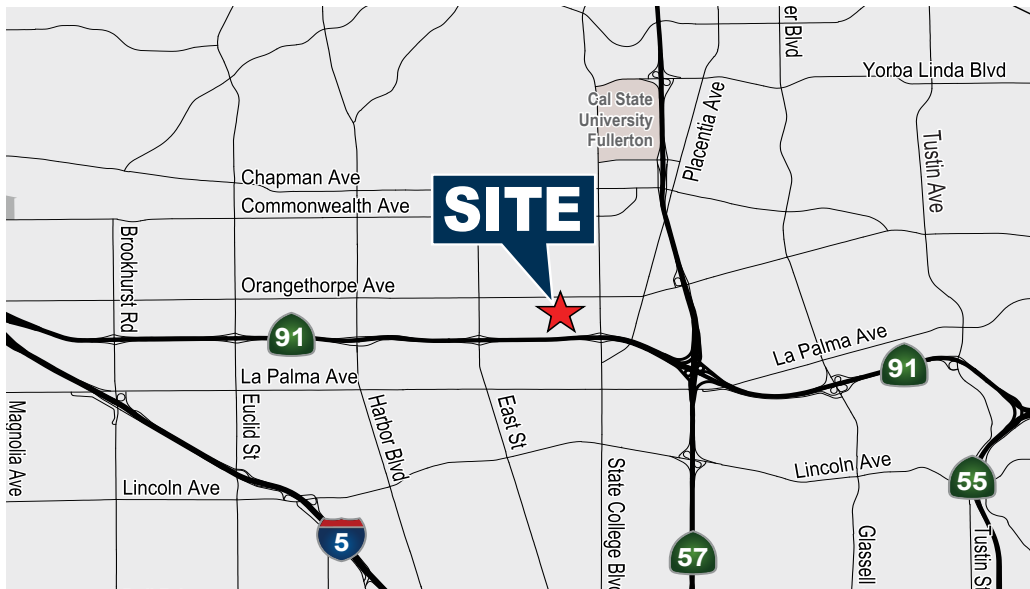
FOR SALE

OFFERING SUMMARY

Voit Real Estate Services is pleased to offer for sale the Schreiber Food Facility, a rare USDA food production facility situated on an oversized land parcel of 5.68 acres which is ideally suited for owners/users or redevelopment. The Property is comprised of 87,725 square feet of building area, including 9,300 square feet of office space, food production, cooler and warehouse areas.

The Property is centrally located in the highly desirable North Orange County submarket, which is consistently one of Orange County's strongest performing industrial markets, and currently boasts a low 2.42% vacancy rate. The Property offers immediate access to major freeways including the Riverside (91), Santa Ana (5), Pomona (57), Newport (55) and San Gabriel (605) freeways as well as convenient access to the ports of Los Angeles and Long Beach and John Wayne Airport and Los Angeles International Airport.

1901 E. Via Burton is located in the City of Fullerton which was incorporated in 1904 and has attracted 137,000 residents with its rolling hills, 50 city parks, golf courses, cultural centers, community centers and a thriving Downtown District. The City is home to California State University of Fullerton, Fullerton College, the Southern California College of Optometry and a nationally recognized public school system. The City of Fullerton is known as one of Orange County's premier cities to work, live and invest. With its close proximity to an extensive freeway network and major airports, it is now home to nearly 11,639 businesses, some of which include Raytheon Systems, Alcoa Fastening System, St. Jude Medical Center, and Beckman Coulter.



PROPERTY SUMMARY

Address	1901 E. Via Burton , Fullerton, CA
Site Area	5.68 Acres
Total Square Footage	87,725 Square Feet

PROPERTY FEATURES

- Approximately 9,300 Square Feet of Office Area
- Approximately 12,100 Square Feet of Cooler Area
- Approximately 20,425 Square Feet of Dry Storage Area
- Approximately 45,900 Square Feet of Food Production Area
- Secured Trailer Storage (34 Positions - Expandable)
- 74 Striped Parking Stalls Expandable to 3/1,000 Square Feet of Building Area
- Currently Zoned M-G (Manufacturing, General)

ACCESS DISTANCE TO KEY TRANSPORTATION HUBS

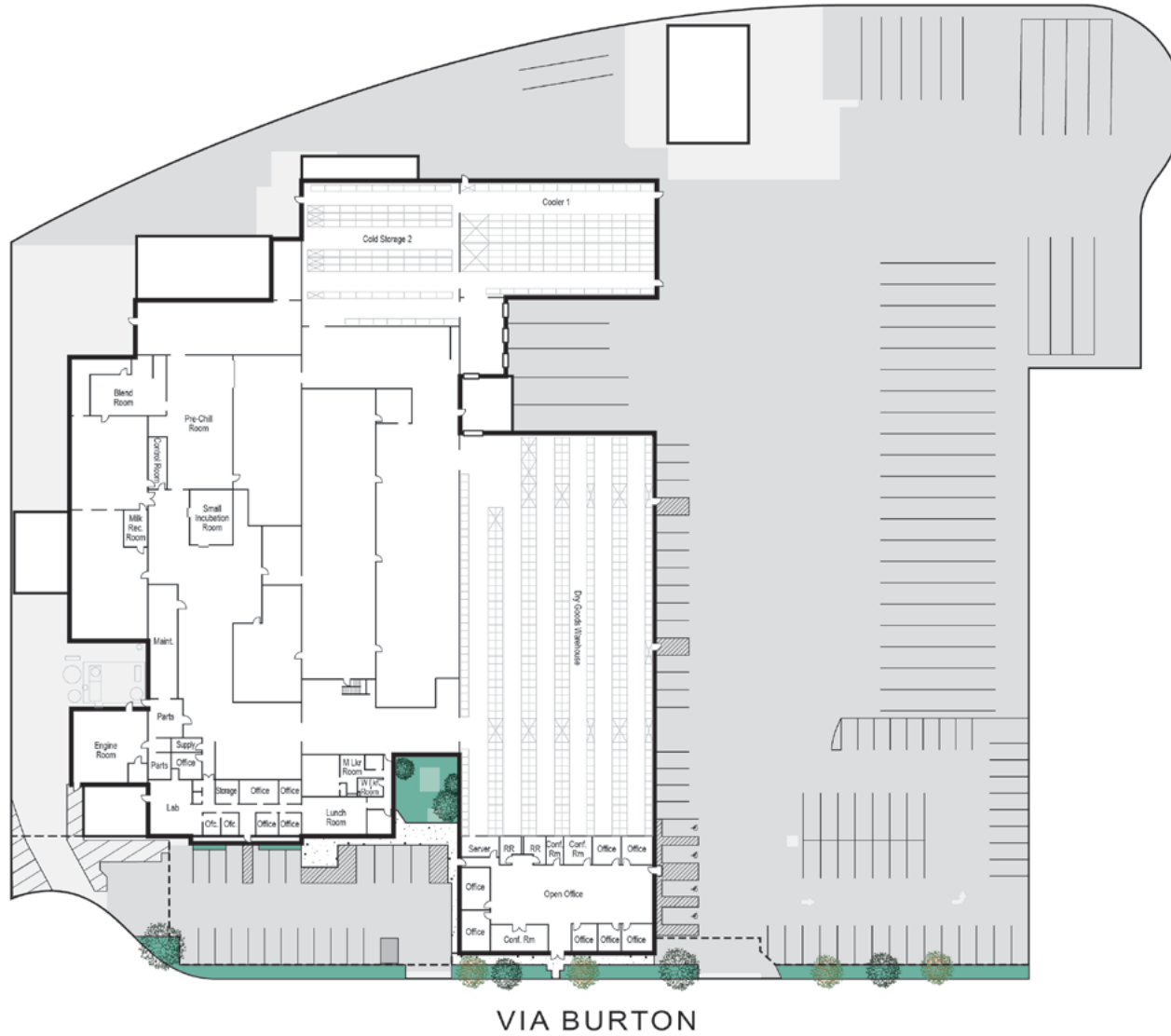
Ports of Long Beach/Los Angeles	29.4 Miles
John Wayne Airport	17.6 Miles
Long Beach Airport	19.4 Miles
Los Angeles International Airport	36 Miles

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	25,356	236,305	567,781
Households	5,612	68,428	170,186
Median Household Income	\$59,286	\$68,584	\$78,052
Average Household Income	\$77,964	\$92,835	\$103,841

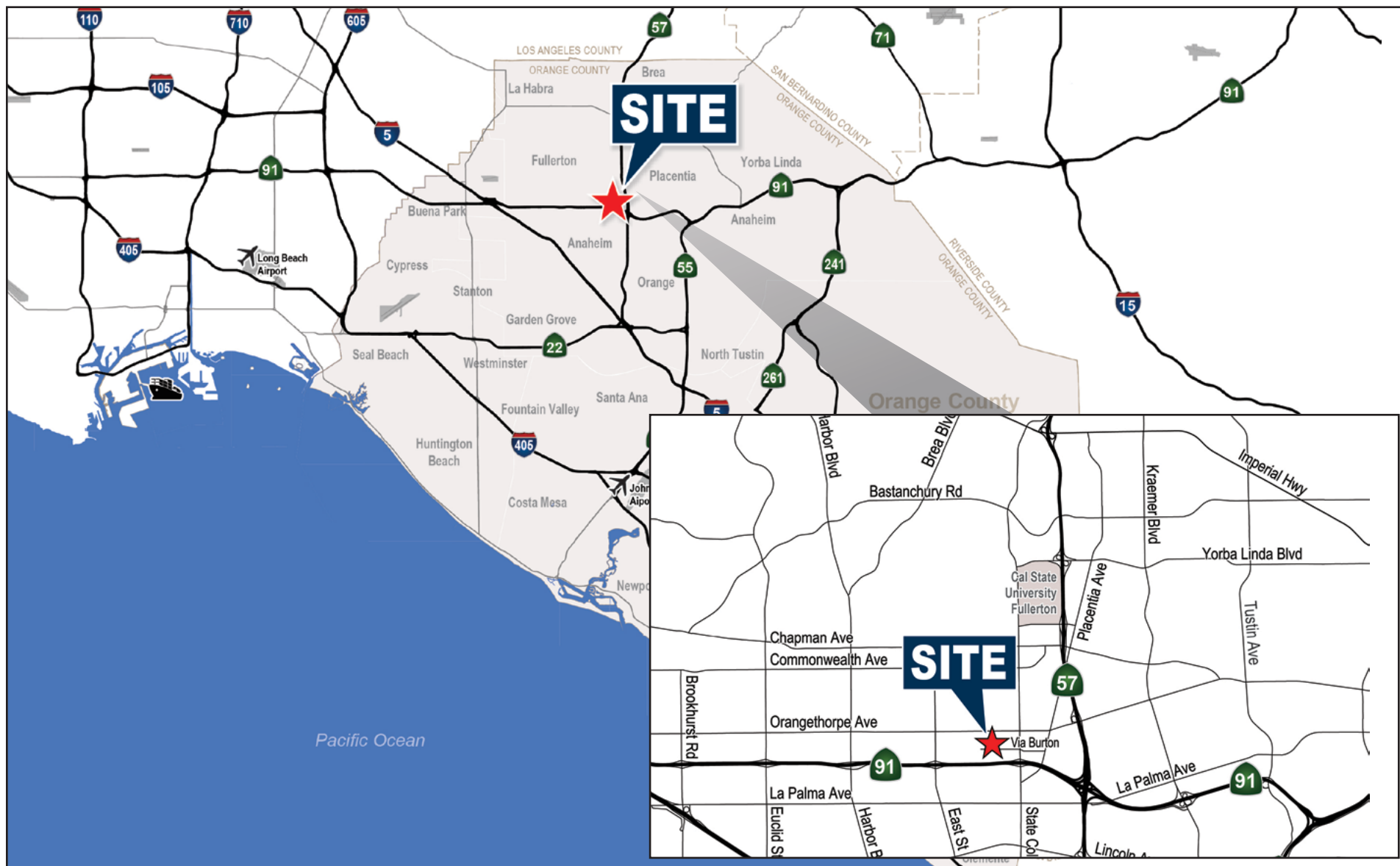
ES 87,725 SQ. FT. OF BULDING AREA ON 5.68 ACRES OF LAND AREA

SITE PLAN



ES 87,725 SQ. FT. OF BULDING AREA ON 5.68 ACRES OF LAND AREA

LOCATION MAP



Exclusively Offered By:

MIKE HEFNER, SIOR
 Executive Vice President
 714.978.7880 • 714.978.8328 Fax
 MHefner@voitco.com

TIM RIKKERS
 Managing Partner
 608.467.1535 • 608.259.9114 Fax
 TRikkers@cresa.com

Voit
 REAL ESTATE SERVICES

cresa

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