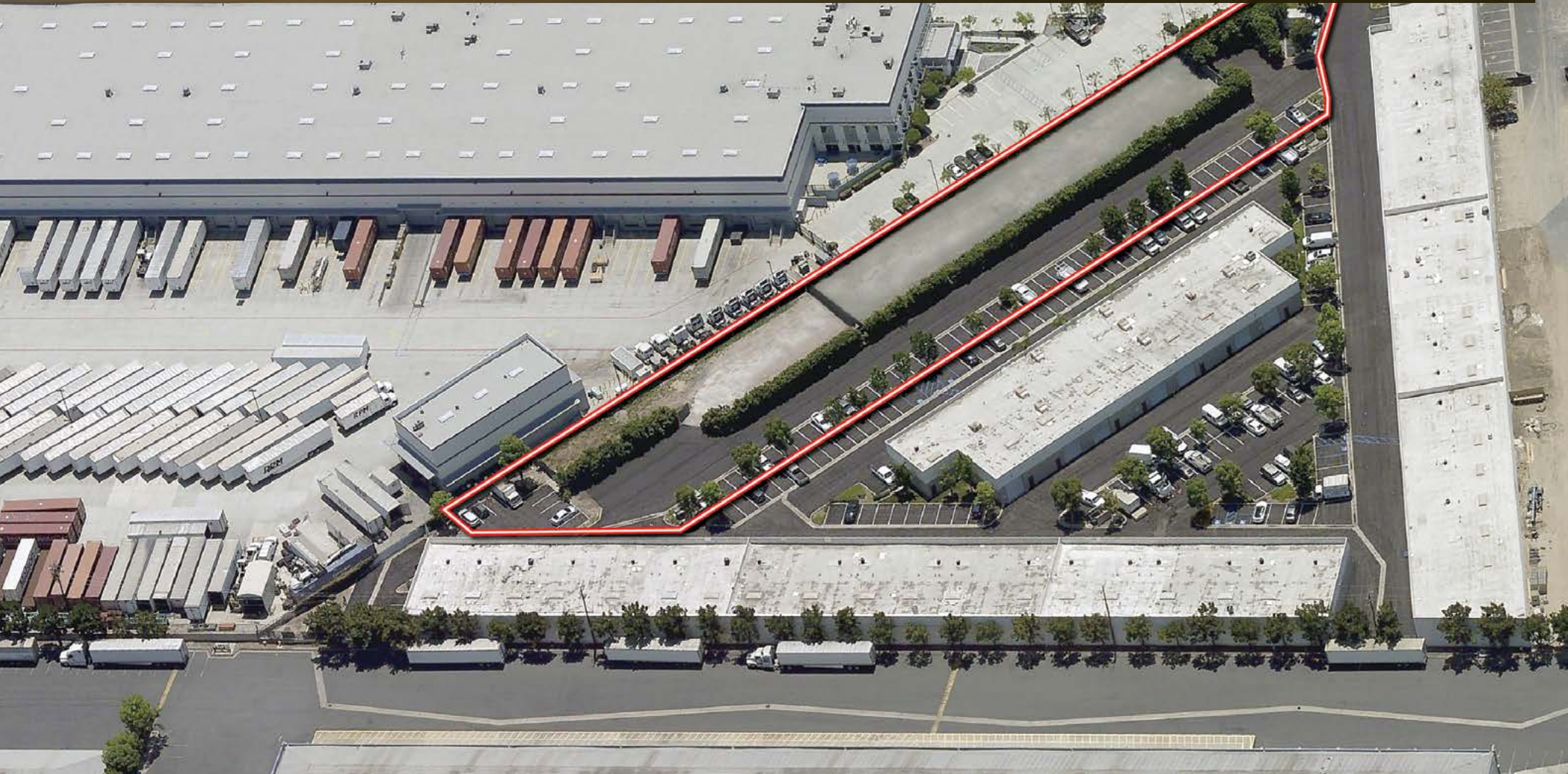


LAND FOR SALE

IDEAL CONTRACTORS YARD / DEVELOPMENT OPPORTUNITY
54,798 SQ. FT.
2001 RAYMER AVENUE, FULLERTON, CA



*Exclusively
Offered by:*

Mike Hefner

Executive Vice President
714.935.2331
MHefner@voitco.com
Lic. #00857352

Tom Terry

Senior Associate
714.935.2313
TTerry@voitco.com
Lic. #02069424

Brenden Hefner

Associate
714.935.2326
BHefner@voitco.com
Lic. #02114046

Voit

REAL ESTATE SERVICES

2400 E. Katella Avenue
Suite 750
Anaheim, CA 92806
714.978.7880
714.978.8328 Fax



Prime North Orange County Location



Fully Fenced & Secured



Ideal Site for Surface Storage or Future Development



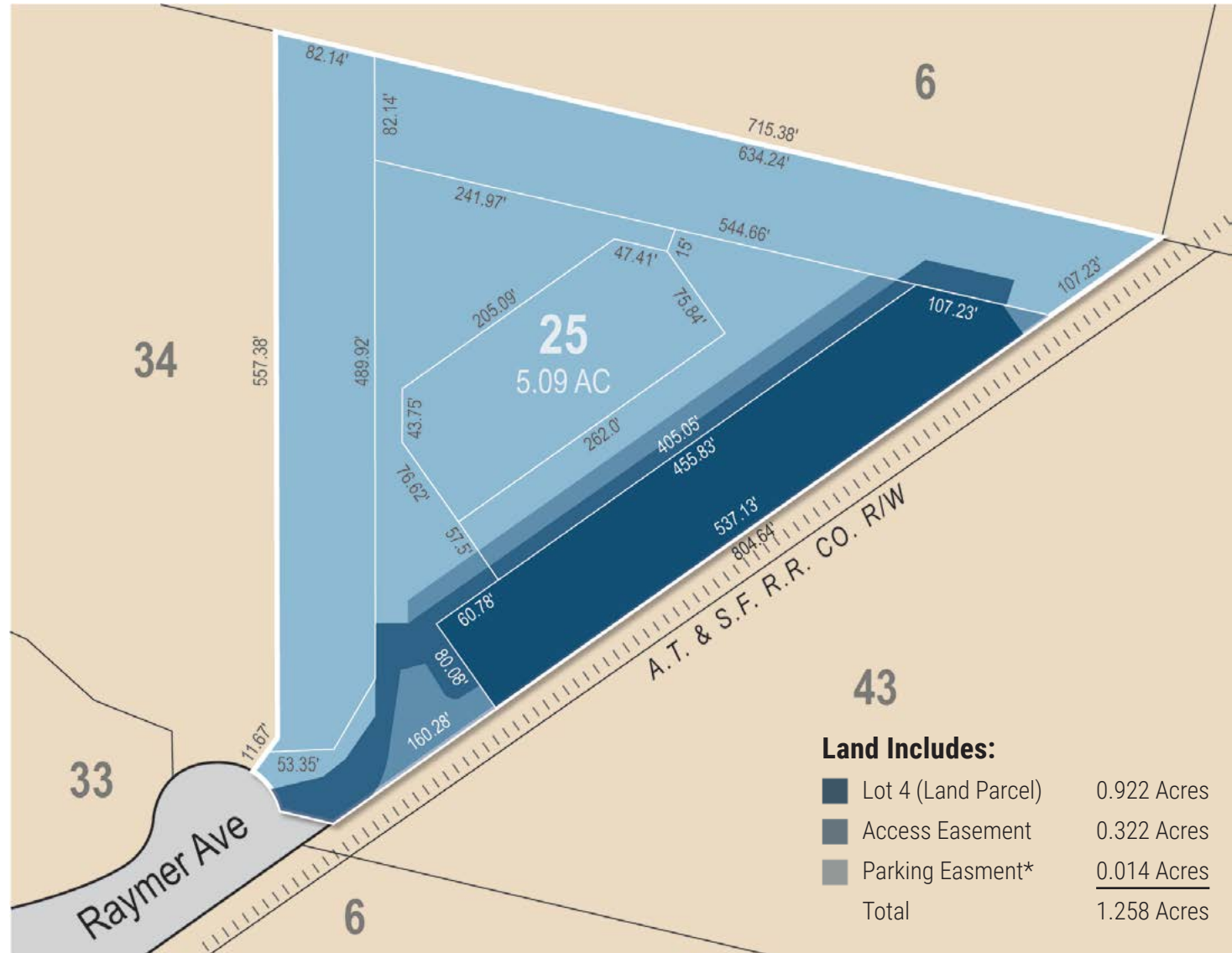
Excellent Access to the Riverside (91), Santa Ana (5) and Orange (57) Freeways



Zoned M-G



Entitled for a 24,913 Sq. Ft. Multi-Tenant Building

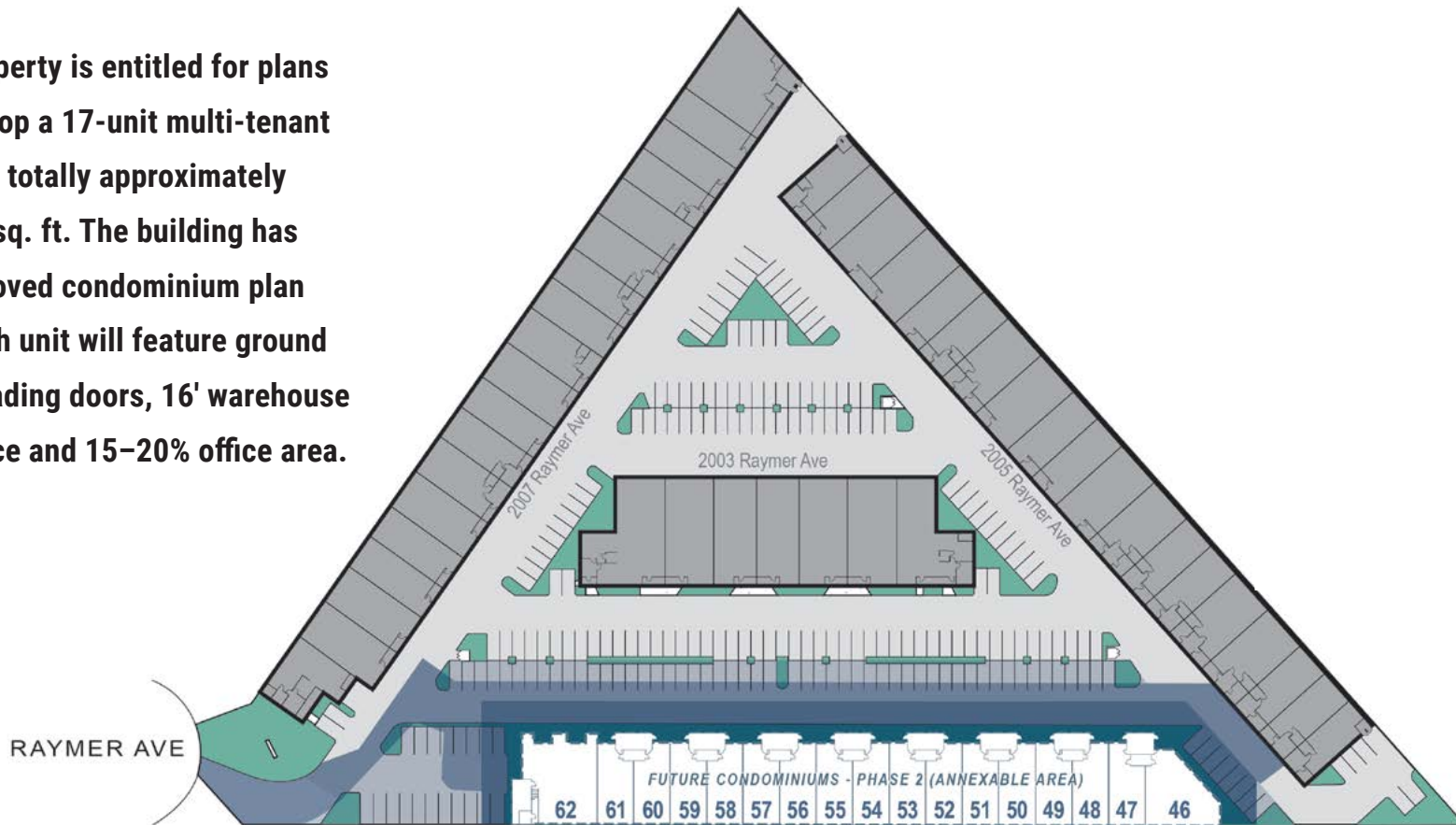


PARCEL MAP

*Exclusive use of 23 stalls in the parking easement area and non-exclusive use of 27 stalls.



The property is entitled for plans to develop a 17-unit multi-tenant building totally approximately 24,913 sq. ft. The building has an approved condominium plan and each unit will feature ground level loading doors, 16' warehouse clearance and 15-20% office area.



Property Touring Guidelines

FUTURE SITE PLAN

Property Location

LAND FOR SALE 2001 RAYMER AVENUE



2001 Raymer Avenue 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. The Raymer 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 Cal 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.

