

# FOR LEASE ±11,040 SF

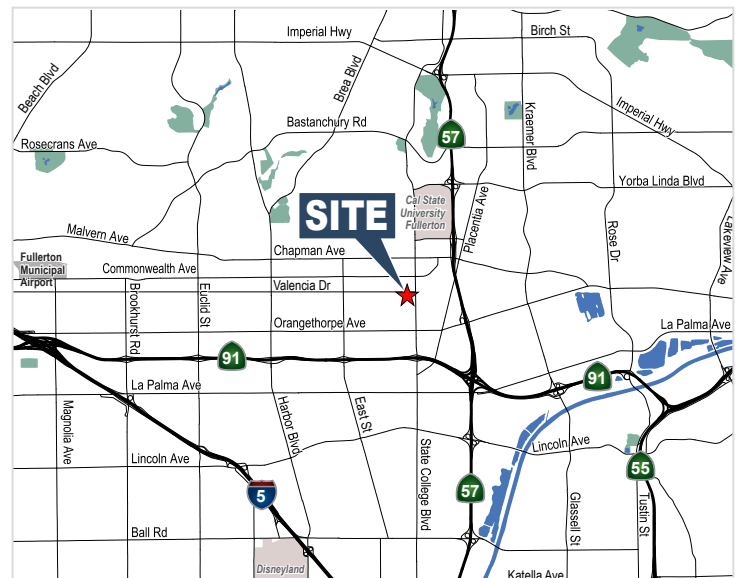
## INDUSTRIAL FOR LEASE

2342 E. Valencia Drive, Fullerton



### Property Feature

- 800 Sq. Ft. of Office/Showroom (Can be Modified to Suit)
- 2:1000 Parking Ratio
- One (1) Ground Level Door
- One (1) Dock High Door
- Fire Sprinklered
- 200 Amps of Power (Verify)
- 18' Warehouse Clearance
- Convenient Access to the 57, 91 and 5 Freeways



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**Voit**  
REAL ESTATE SERVICES

**HV** HEFNER  
VERNICK  
TEAM

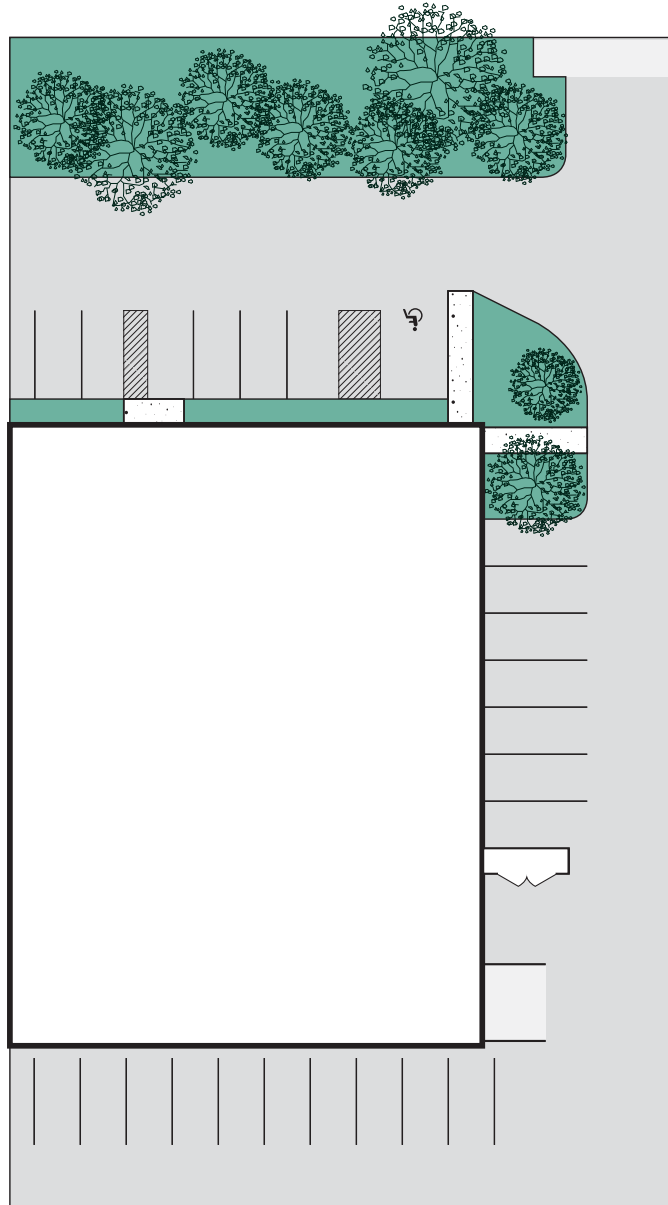
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### SITE PLAN

VALENCIA DR



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