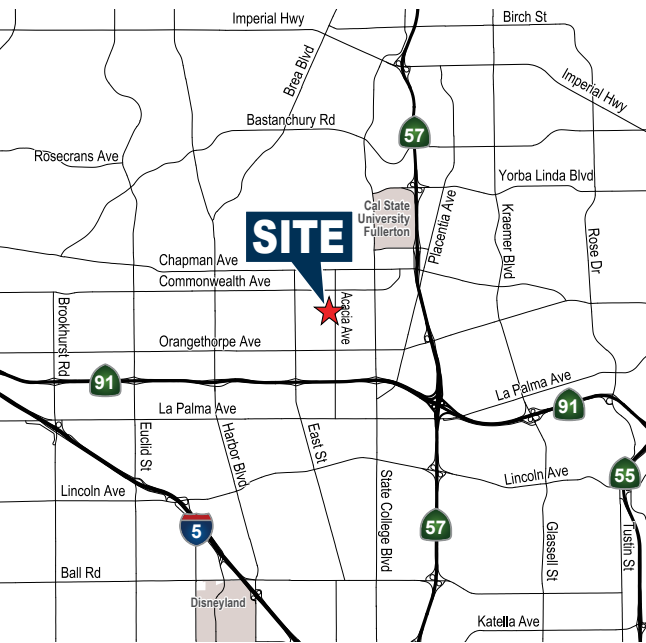


ACACIA BUSINESS PARK

351-451
S. ACACIA AVE
FULLERTON, CA 92831

Professionally Managed By:



INDUSTRIAL UNITS FOR LEASE

FOR ADDITIONAL
INFORMATION:

MIKE VERNICK, CCIM, SIOR
Senior Vice President
714.935.2354
Lic. #01420885
mvernick@voitco.com

TOM TERRY
Vice President
714.935.2313
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Voit
REAL ESTATE SERVICES

AVAILABLE UNITS



ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	BASE RENT	COMMENTS
385 S. Acacia Avenue Fullerton	±12,780 SF	±1,500 SF	\$1.55 PSF	\$19,809.00 Per Month, Plus CAM*	Reception, 6 private offices, conference room, 2 restrooms, warehouse with 3 ground level, and 1 dock high loading door, fenced yard.

* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately \$0.15 PSF, subject to change.



ACACIA AVE

 Available

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2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806

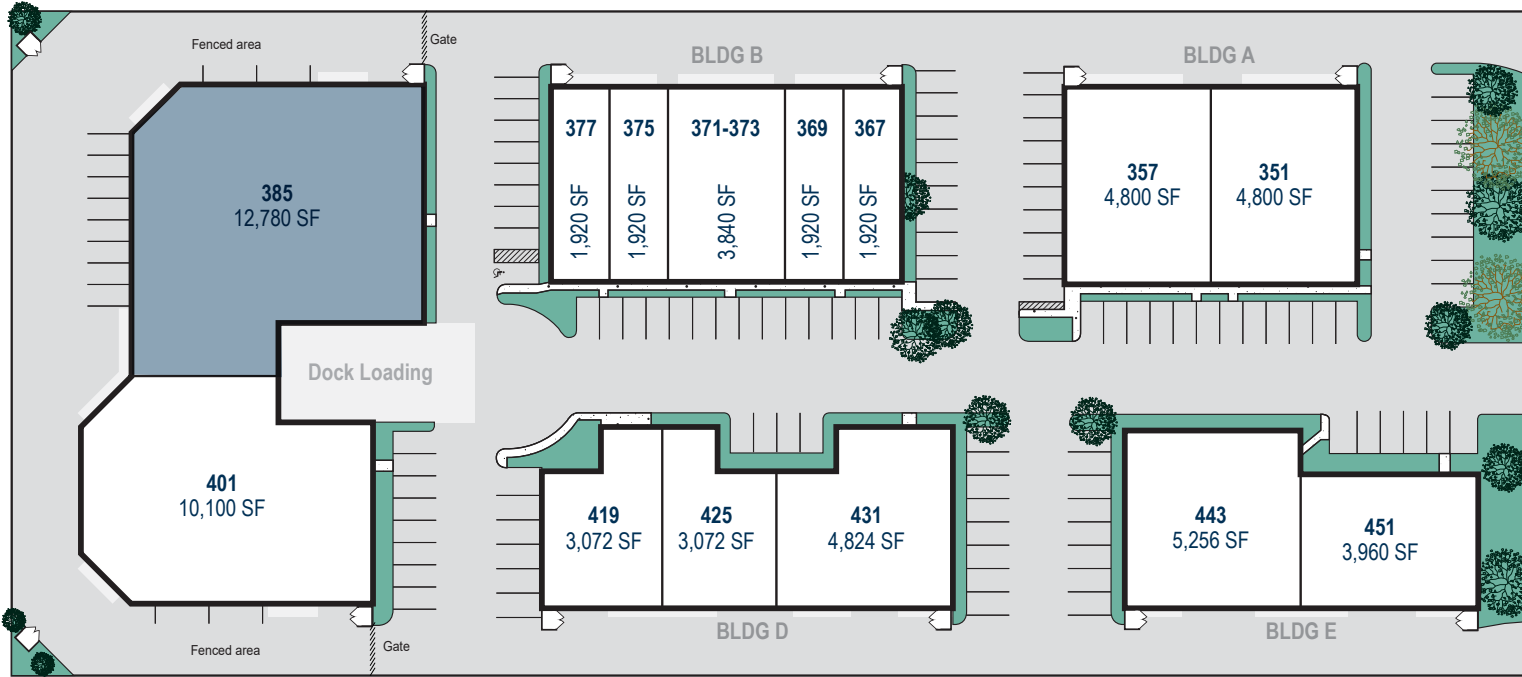
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SITEPLAN



Available



ACACIA AVE



* Site plan may not be to scale.



Pride of Ownership Asset
Professionally Managed
Business Park



±1,920 - ±12,780 SF
Industrial Units.
(Units can be combined to accommodate a variety of sizes.)



1.8:1,000
Parking Ratio



200 AMP, 120/208 Volt to
400 AMP, 270/480 Volt,
3 Phase Power (verify)



Fire
Sprinklers



18'-19' min.



Functional
Site Loading
and Circulation



Excellent Access
to Freeways

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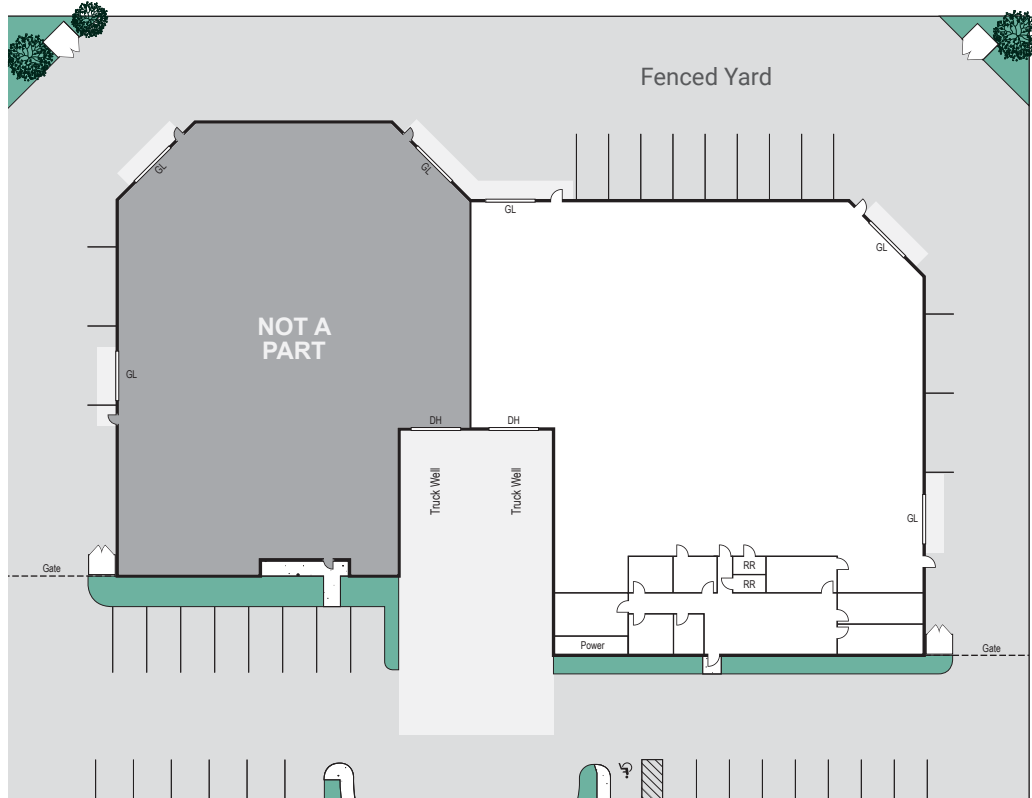
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385 S. ACACIA AVENUE



* Floor plan may not be to scale.

±12,780 SF



±1,500 SF



19'
MIN.



400 AMPS (VERIFY)



FIRE SPRINKLERS



3 GL / 1 DH



SECURED YARD

UNIT FEATURES:

- » ±12,780 SF Industrial Unit
- » ±1,500 SF of Office
- » Two (2) Restrooms
- » Three (3) Ground Level Loading Doors
- » One (1) Dock High Loading Door
- » 19' of Minimum Warehouse Clearance
- » 400 Amps, 277/480 Volt Power (verify)
- » Fire Sprinklers
- » Drive Around Building
- » 1.8:1,000 Parking Ratio
- » Natural Gas Service
- » Secured Parking/Yard Area

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