



High-Image Corporate Warehouse / Distribution / Manufacturing Facility  
Premier Fullerton Location, Brand New Construction  
32' Clear, 3,000 Amps, ESFR Sprinklers, LEED Silver Certification



# 139,449 SF AVAILABLE FOR LEASE

NEW DEVELOPMENT | STATE-OF-THE-ART DISTRIBUTION FACILITY

1901 E. Via Burton | Fullerton, CA



**Rexford  
Industrial**

**Voit**

REAL ESTATE SERVICES



**HEFNER  
VERNICK  
TEAM**



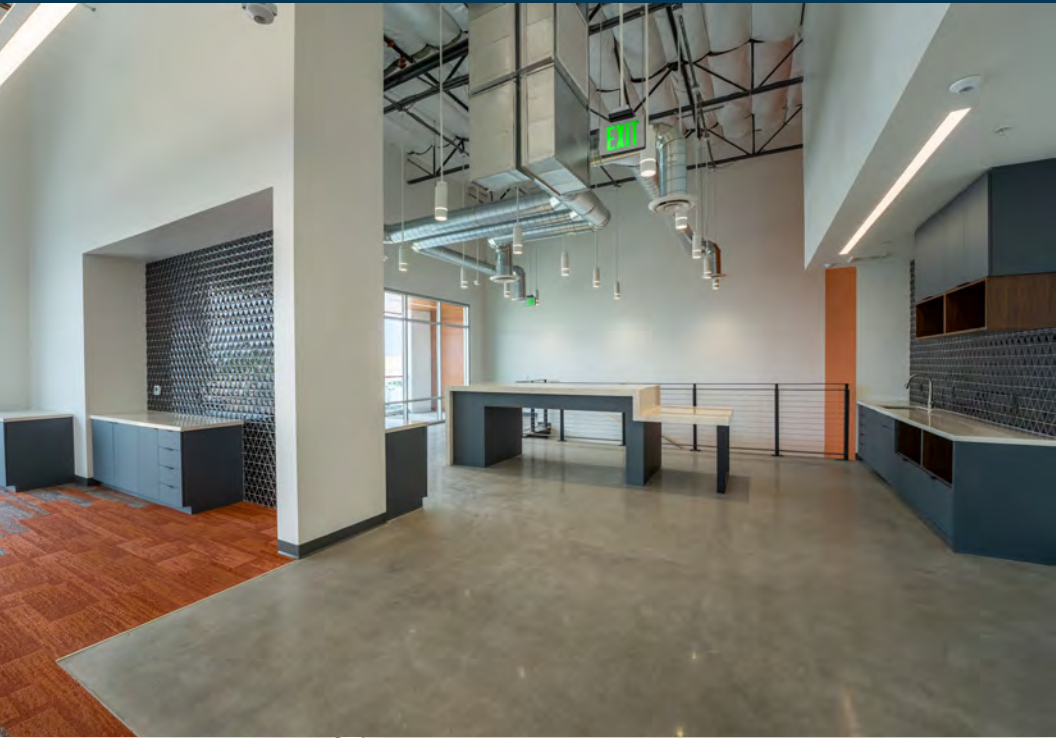
## Property Highlights

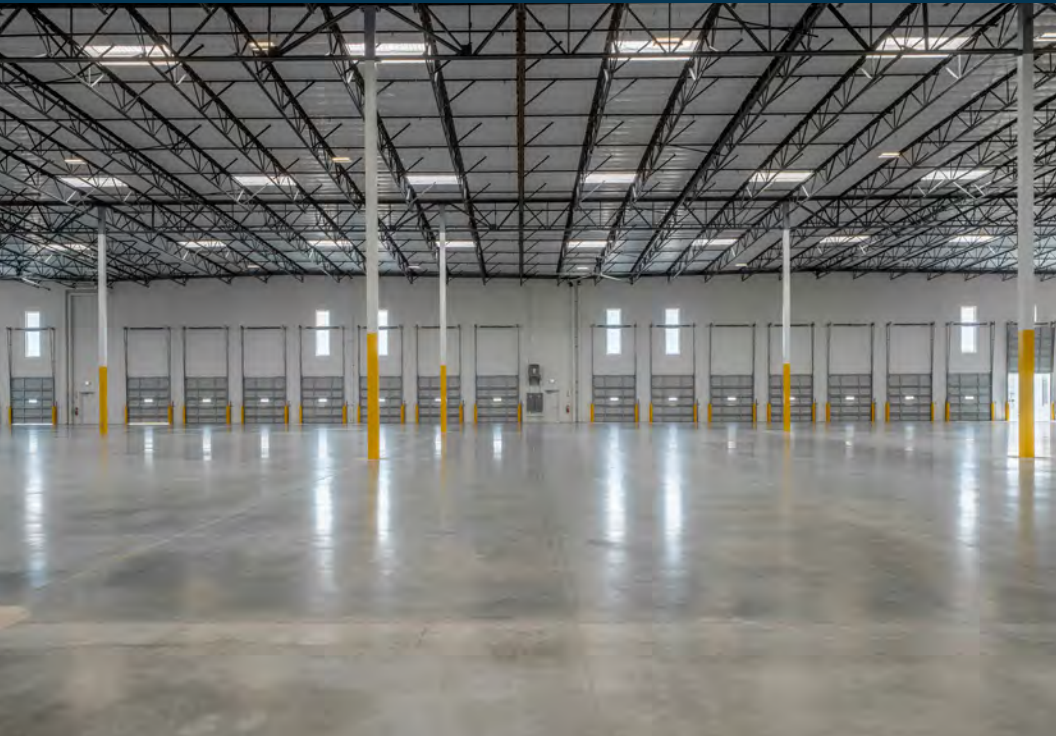
- 139,449 sq. ft. distribution facility
- ± 9,290 sq. ft. of high-image corporate office
- 3,000 amps of 277/480-volt power (expandable to 4,000 amps)
- 19 dock-high positions
- 1 grade-level loading door
- Large, secured yard
- 52' x 50' column spacing
- ESFR sprinklers — K25 heads
- 32' minimum warehouse clearance
- 126 parking stalls
- Centrally located in highly desirable North Orange County submarket
- Excellent access to major freeways, including Riverside (91), Santa Ana (5), Pomona (57), Newport (55) and San Gabriel (605) freeways
- LEED Silver certified
- 2" gas line stub



## Health & Environmental Sustainability Features

- LEED Silver certified
- Touchless plumbing & water efficient fixtures
- Water bottle filling station
- Motion sensor LED lighting throughout
- Water efficient landscaping
- HVAC rooftop units with indoor air quality measures to include MERV 13 filters, as well as airflow measurement stations
- Economizers added to the new rooftop heat pumps
- HVLS fans at loading dock speed bay
- Quad electrical outlets at each dock position
- Solar ready roof
- Clean air parking stalls
- Future EV-ready parking stalls
- Storefront system with low solar heat gain
- High-end office finishes using low-VOC materials



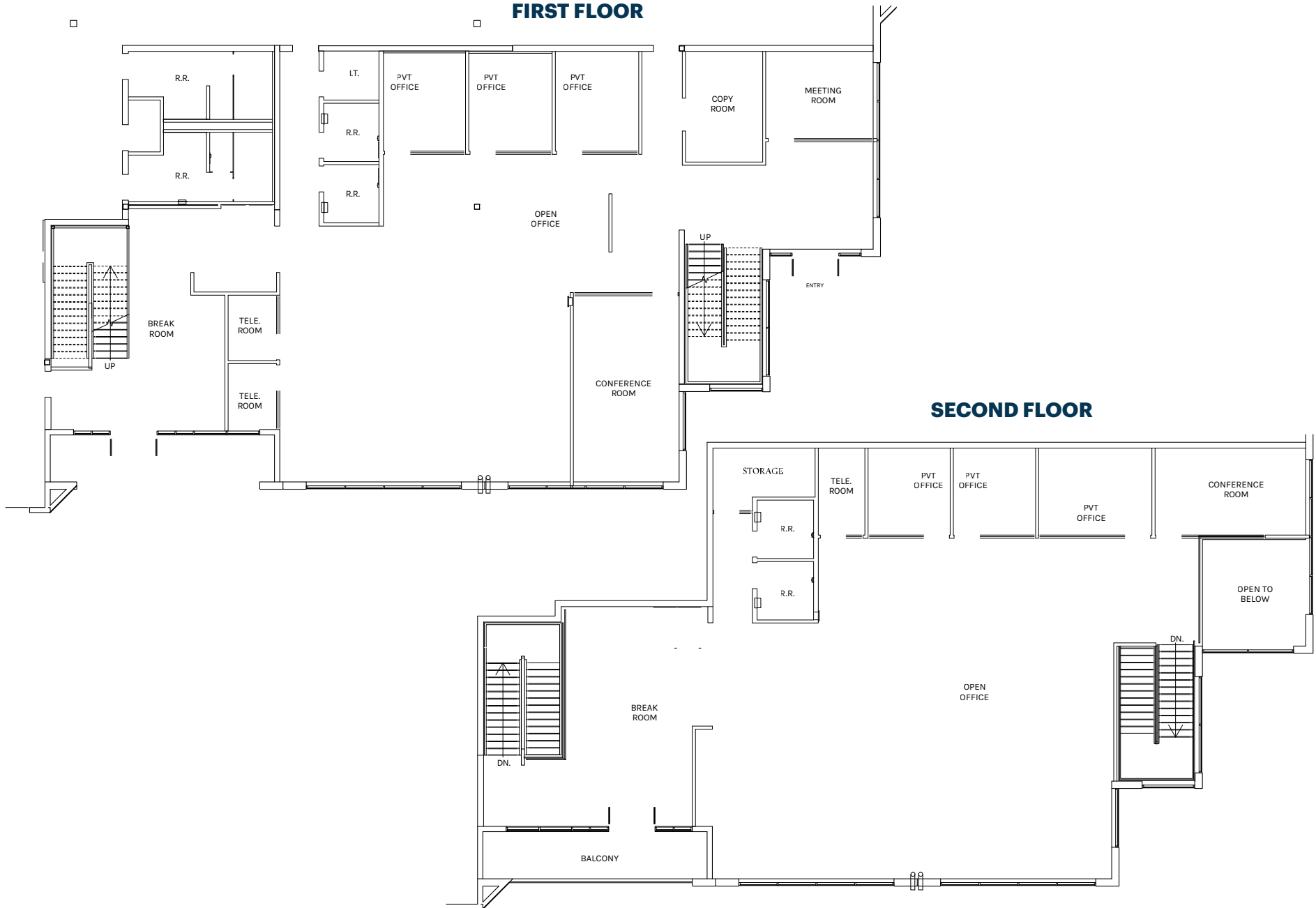




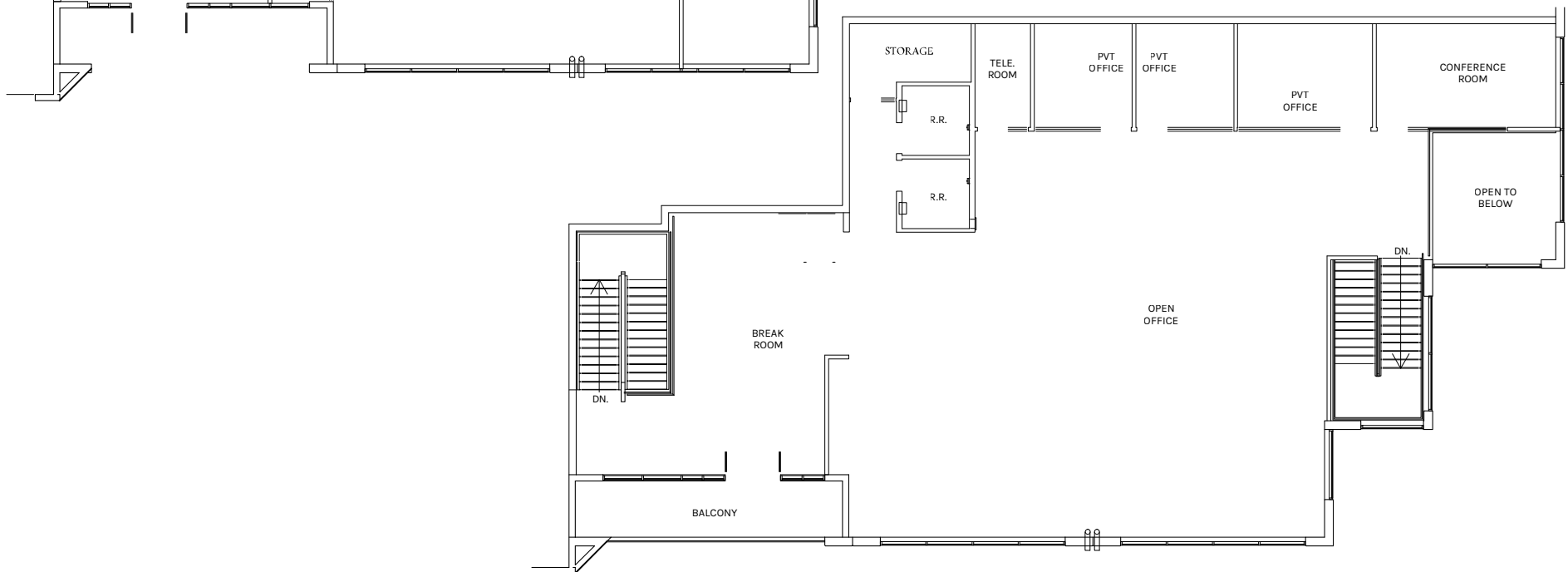




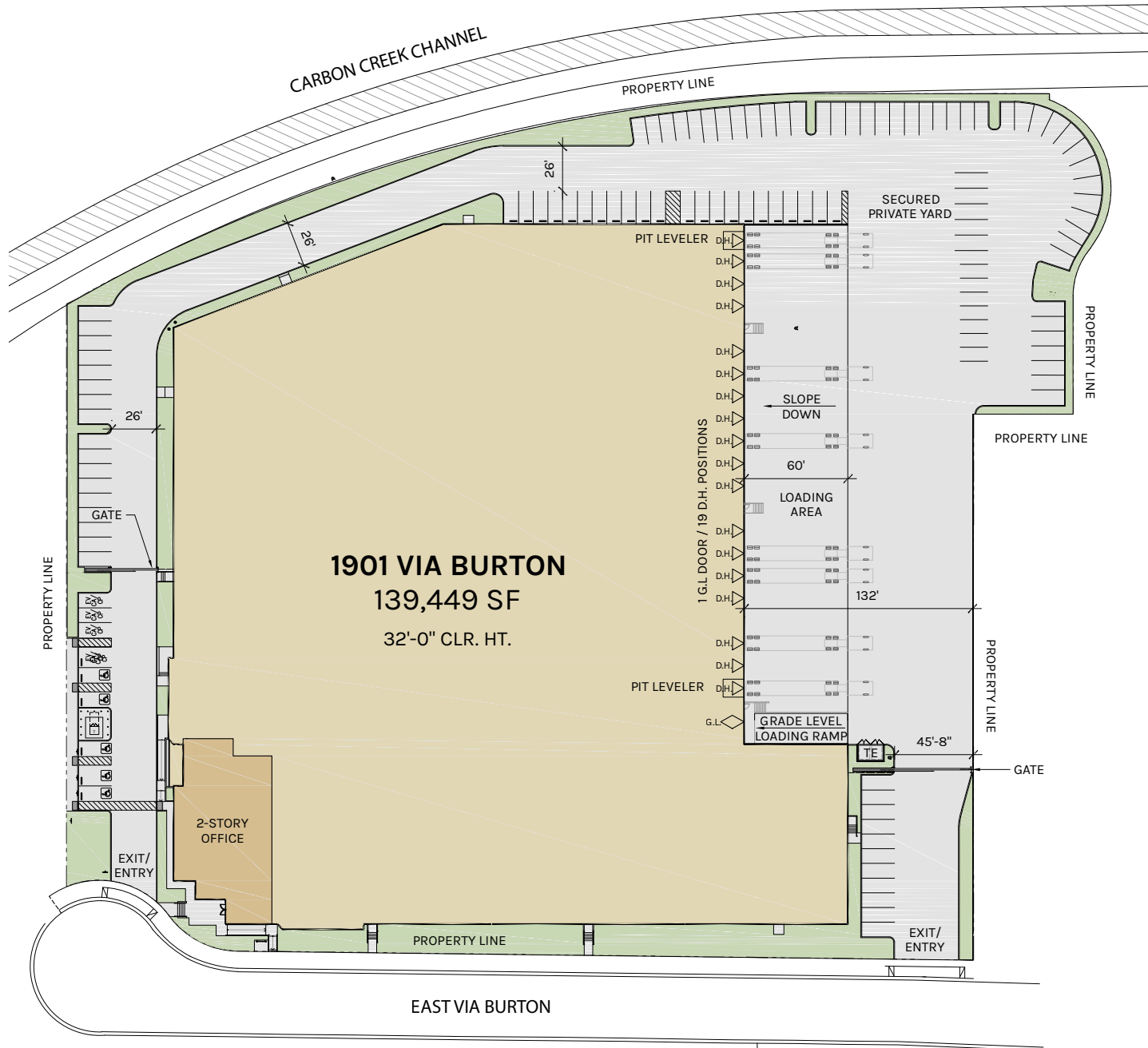
## FIRST FLOOR



## SECOND FLOOR







# Drive Times & Population Density

1901 E. Via Burton



LOS ANGELES INTERNATIONAL AIRPORT

ONTARIO INTERNATIONAL AIRPORT

LONG BEACH AIRPORT

PORTS OF LOS ANGELES & LONG BEACH

JOHN WAYNE AIRPORT

| Drive Times | Population |
|-------------|------------|
| 10 Minute   | 443,344    |
| 20 Minute   | 1,372,392  |
| 30 Minute   | 3,220,882  |

|                    |            |
|--------------------|------------|
| Port of LA         | 30.7 miles |
| Port of Long Beach | 29.3 miles |
| LAX                | 33.6 miles |
| Long Beach Airport | 19.3 miles |
| John Wayne Airport | 15 miles   |
| 5 Freeway          | 6.2 miles  |
| 91 Freeway         | 4 miles    |
| 57 Freeway         | 1.2 miles  |

# Property Location

1901 E. Via Burton



Via Burton

Via Burton

Via Burton

**0.5 Miles**  
to SR-91 Freeway

SR-91 On-Ramp

State College Blvd

Via Burt

Riverside Fwy

Riverside Fwy

91

91

91

E Crestlane Ave



**Rexford  
Industrial**

## Leasing Contacts

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