

# 801 S ACACIA AVE

801 SOUTH ACACIA AVENUE, FULLERTON, CA 92831



**For Lease**



**185,525 SQ FT**



**Speculative Class A**

**Warehouse Distribution Facility on ±8.987 Gross AC**



# Property

## Features



**±185,525 SF**  
Speculative Class-A, High-Pile Storage,  
Warehouse Distribution Facility



**±10,000 SF**  
Two-Story Office  
1st Floor: ±5,000 SF 2nd Floor: ±5,000 SF



**36'**  
Warehouse Clear Height



**27**  
Dock-High Doors



**Two (2)**  
Grade-Level Doors



**4,000 Amps**  
277/480v, 3-Phase, 4-Wire



**K-25 Heads**  
ESFR Sprinkler System



**185'**  
Concrete Truck Court



**56' x 50'**  
Bay Spacing (Typical)



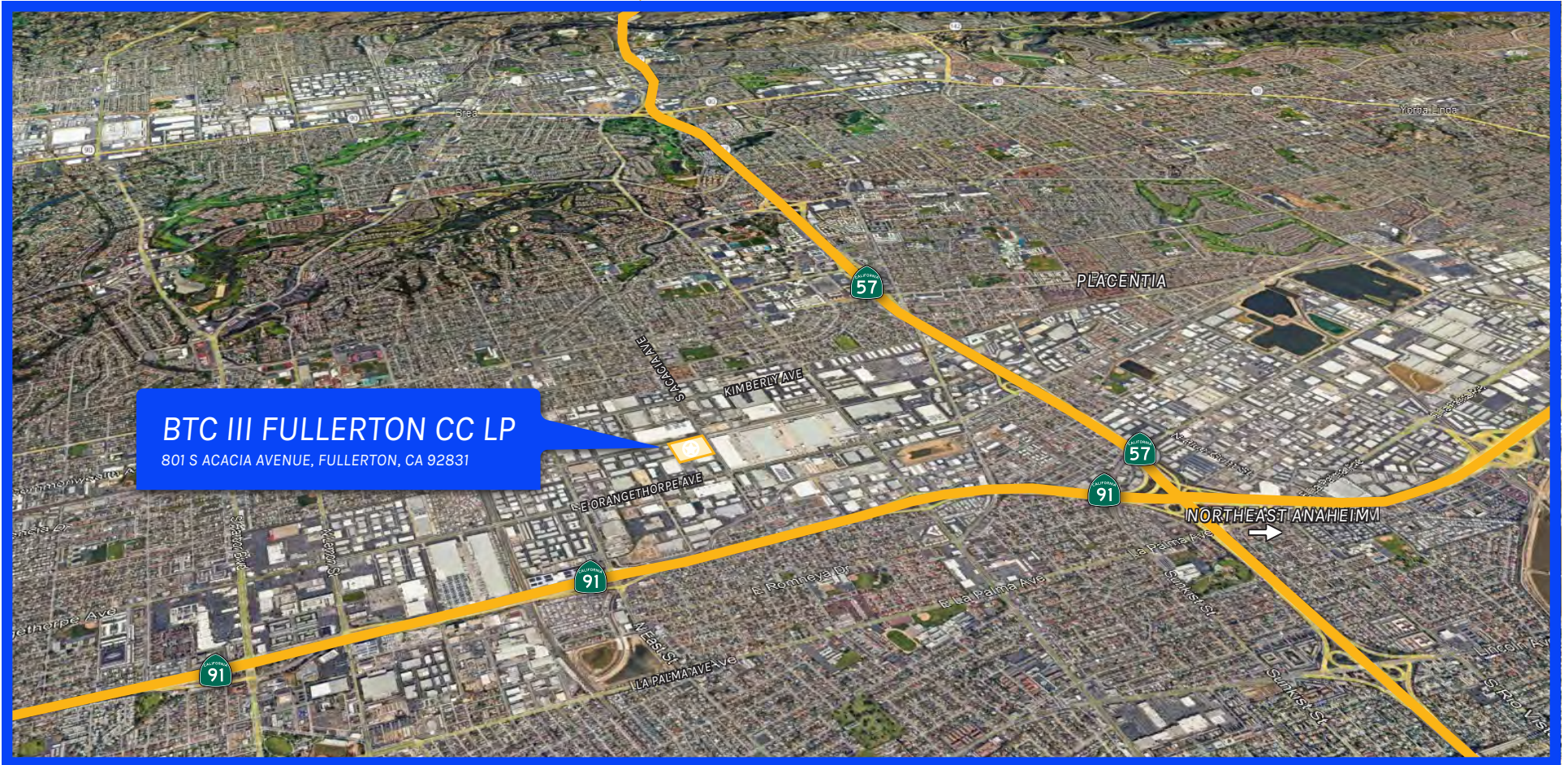
**88**  
Auto Parking Stalls & 42 Trailer Stalls



**Large Secured & Fenced  
Yard Area**

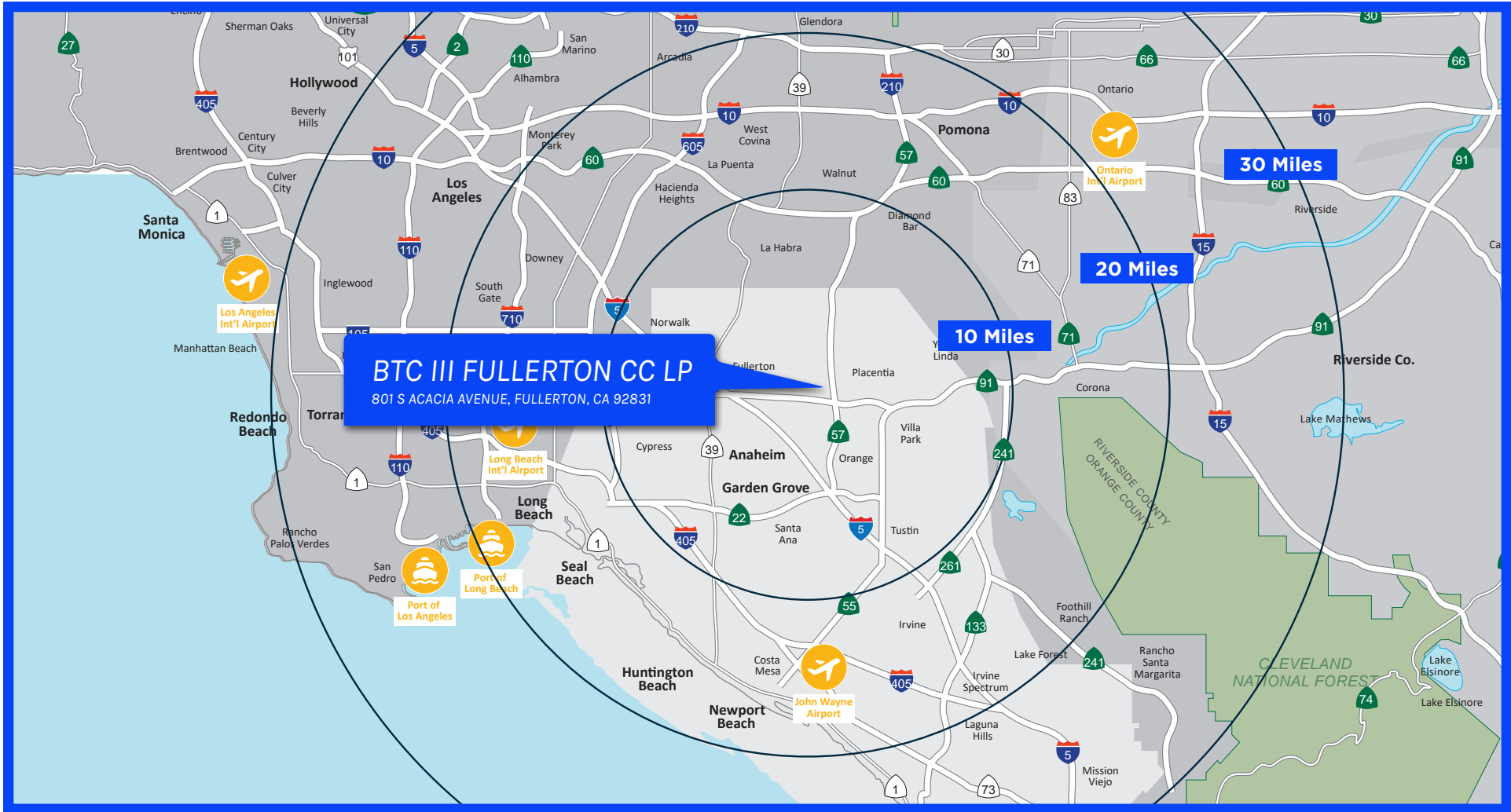


LEGEND ■ Potential Office ■ Warehouse ▲ Grade Level Doors ● Dock Doors





## Location Highlights

- Prime North Orange County Location
- Less Than 3 Miles of Outstanding Retail & Restaurant Amenities in Downtown Fullerton
- Within 5 Miles of the Brea Mall
- Centrally Located Within 25 Miles of All Major SoCal Markets
- Robust Labor Pool of ±1.93M People Within a 10 Mile Radius
- Close Proximity to Imperial Highway and the 91, 57 and 5 Freeways



## Regional Map

				 Population	 Average HH Expenditure		
LAX	33.6 miles	Port of LA	30.4 miles	1,926,470	10 miles	\$116,630	10 miles
Long Beach Airport	19.0 miles	Port of LB	29.1 miles	6,261,837	20 miles	\$113,061	20 miles
John Wayne Airport	15.6 miles			11,066,900	30 miles	\$112,042	30 miles

# 801 S Acacia Ave

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Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

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The CBRE logo, consisting of the letters "CBRE" in a white, bold, sans-serif font, centered within a solid blue square.