

2346

For Lease

13,174 SF

INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

2346 EAST WALNUT AVENUE, FULLERTON, CA

ORANGE COUNTY

FOR INFORMATION, CONTACT:

GREG OSBORNE
greg.osborne@nrmk.com
t 949-608-2076
CA RE Lic. #01310074

JEFF READ
jeff.read@nrmk.com
t 949-608-2029
CA RE Lic. #01040265

18401 Von Karman Avenue, Suite 150
Irvine, CA 92612
Corporate License #01355491

NEWMARK

Warehouse Facility

- Approximately 2,542 Square Feet of HVAC Office Area
- 24' Minimum Warehouse Ceiling Clearance
- Excellent Expansion Capabilities
- 200 Amps: 277/480 Volt Power (Tenant to verify)
- Fully Fire Sprinklered: .33/3,000 GPM (Verify Calculations)
- One (1) Dock-High Loading Door
- One (1) Ground Level Loading Door



Part of a Larger 163,898 Sq.Ft. High Image Professionally Managed Business Park

- Functional Office Layout
- Forty Foot (40') Concrete Truck Apron
- Excellent Fullerton Location
- Excellent Access to Riverside (91) & Orange (57) Freeways. Within Close Proximity to Santa Ana (5) & Costa Mesa (55) Freeways.

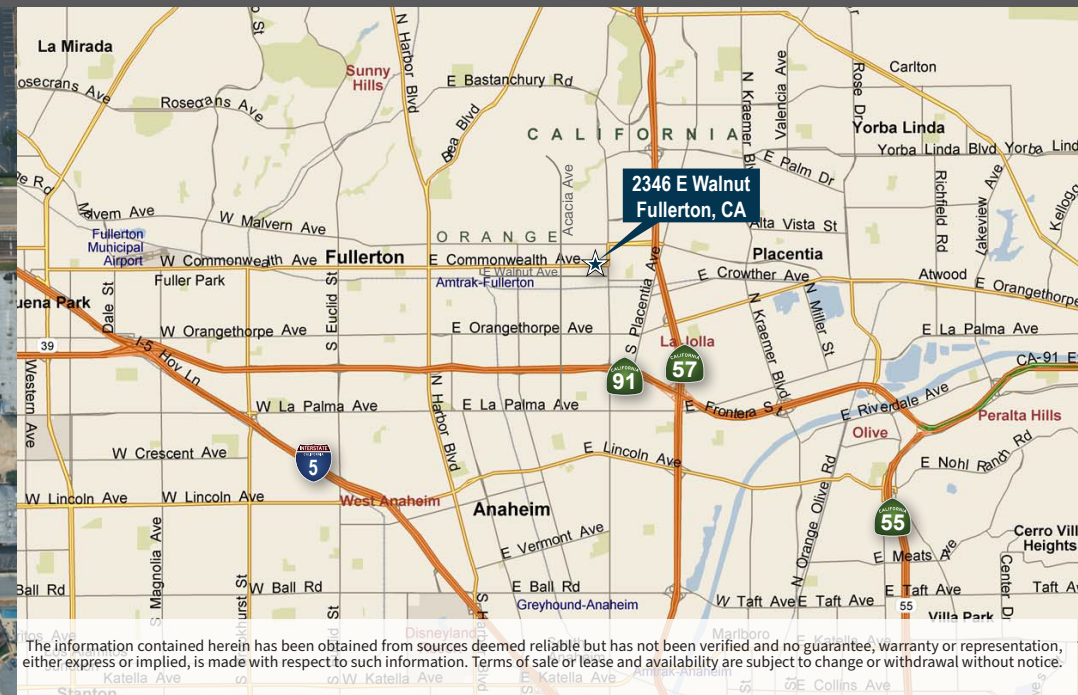


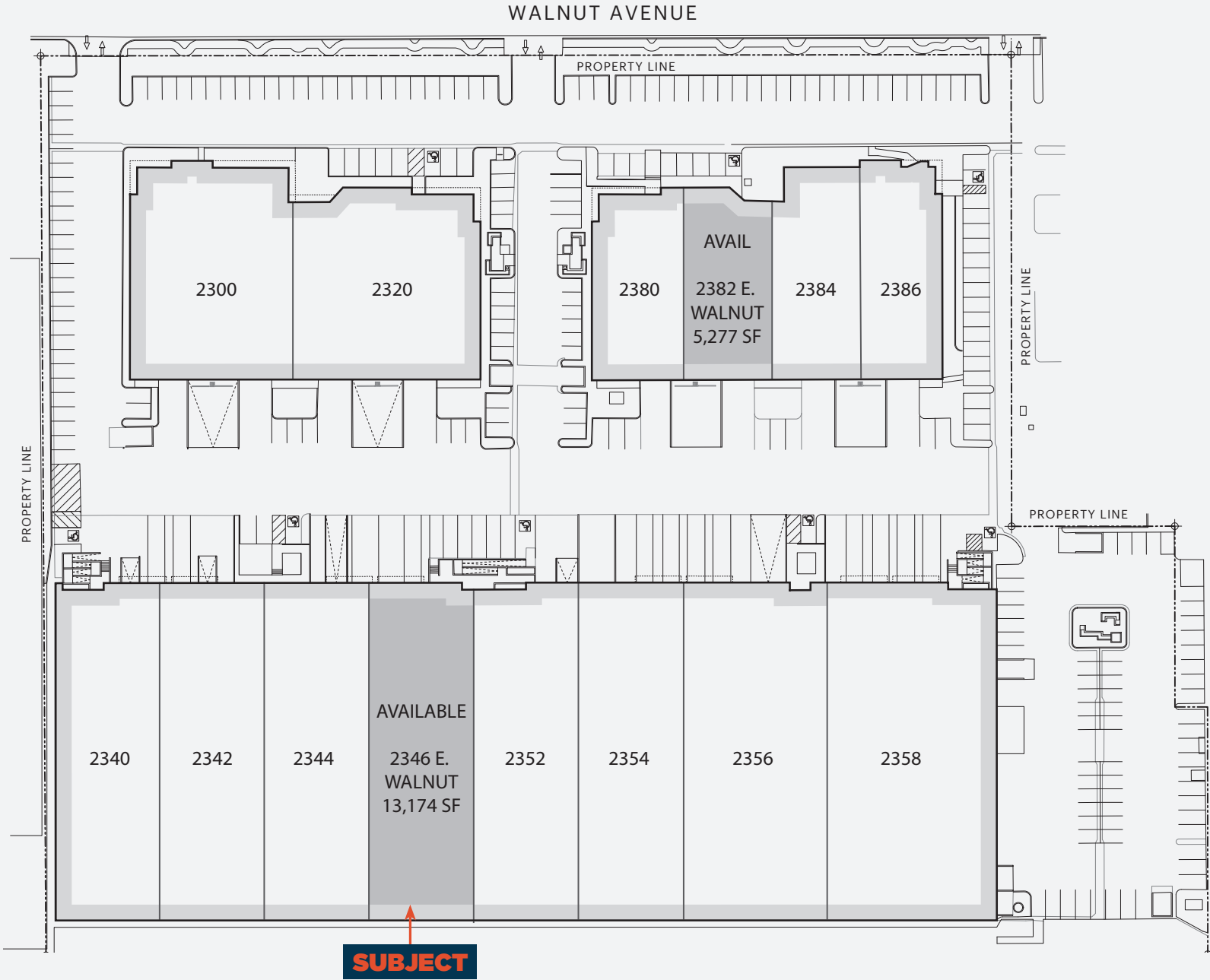
For Lease

2346 EAST WALNUT AVENUE, FULLERTON, CA

13,174 SF

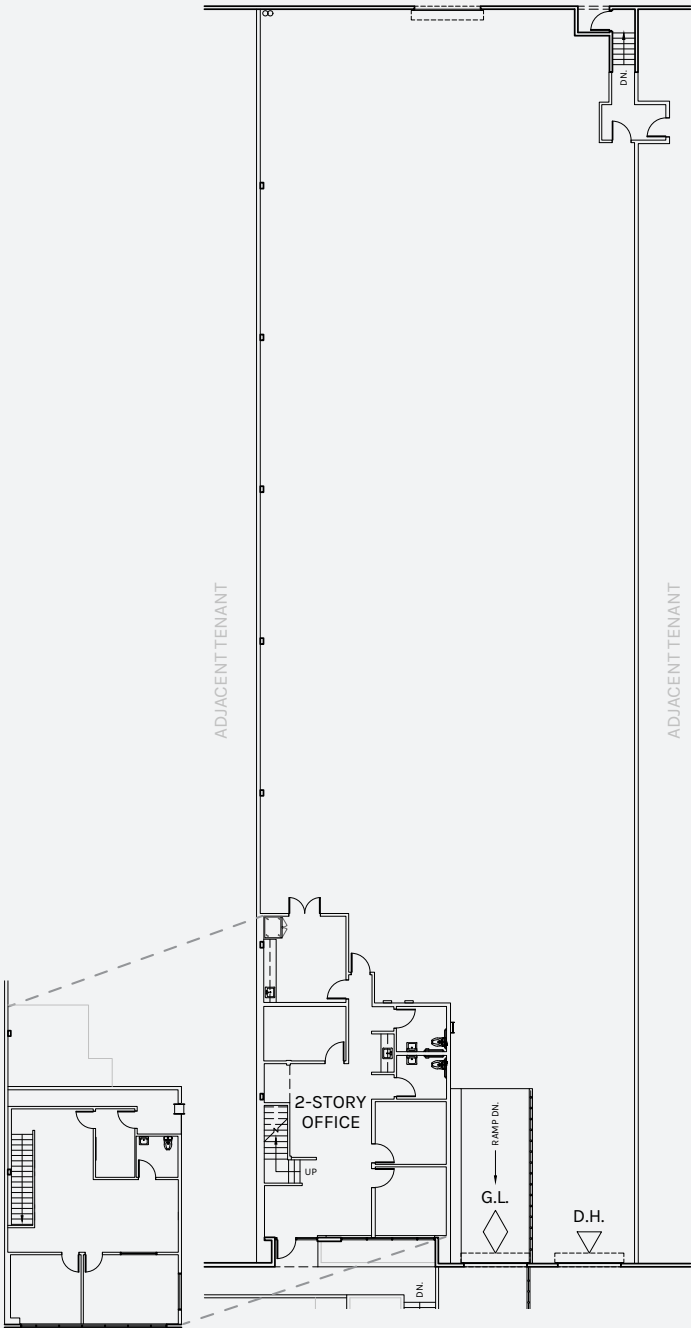
ORANGE COUNTY



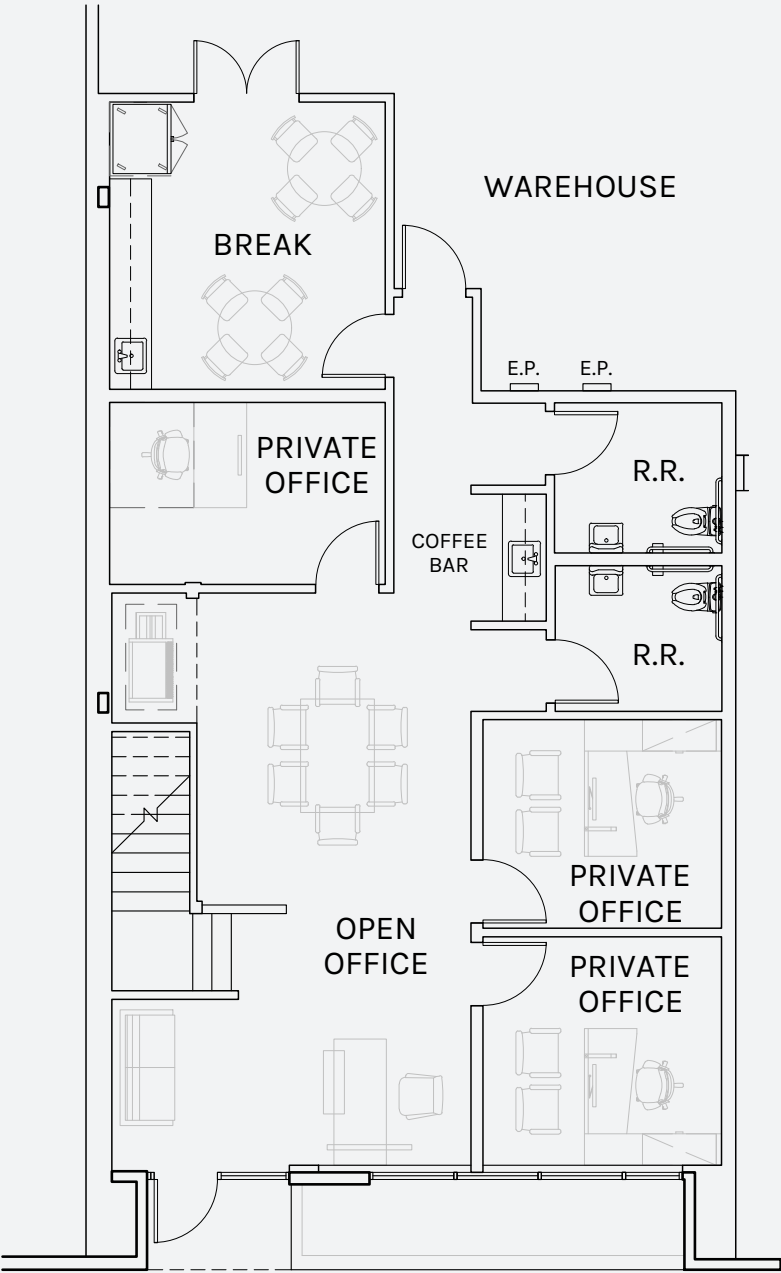


OVERALL FLOOR PLAN

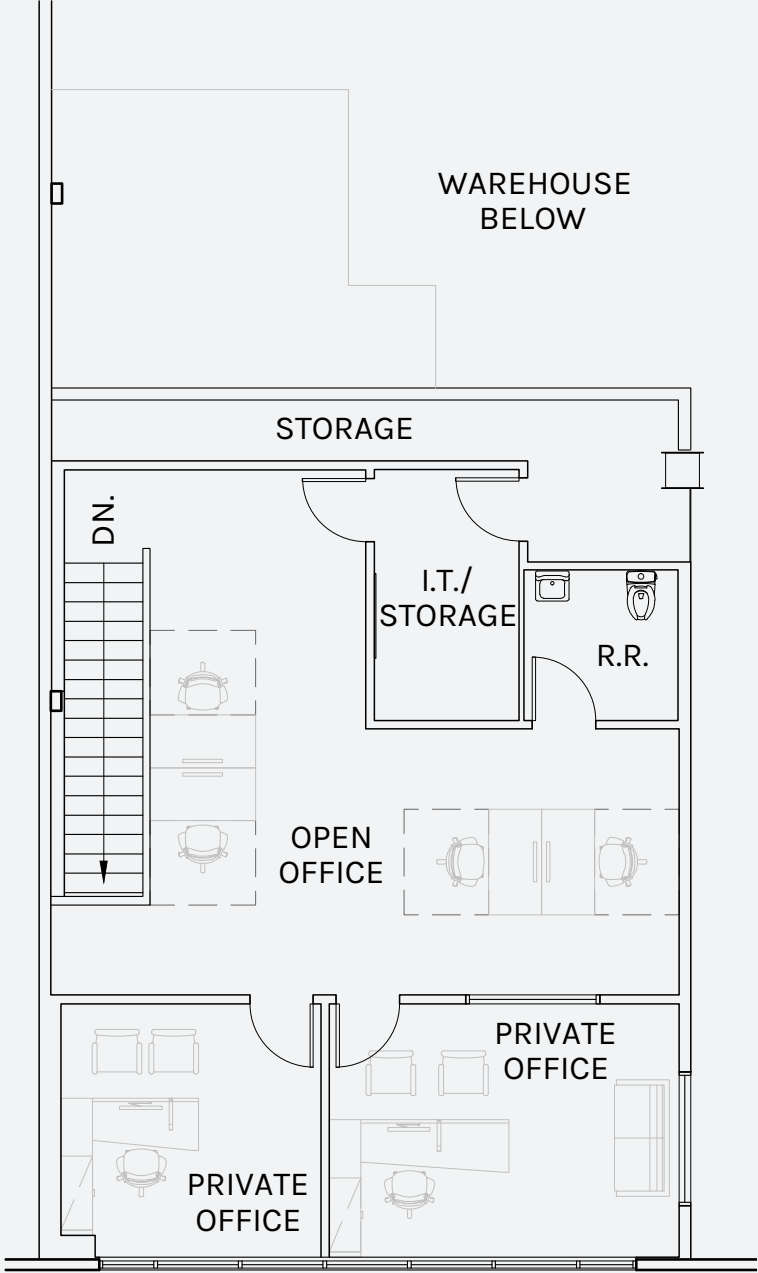
2346 EAST WALNUT AVENUE



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



1ST FLOOR
1,329 SF



2ND FLOOR
1,213 SF