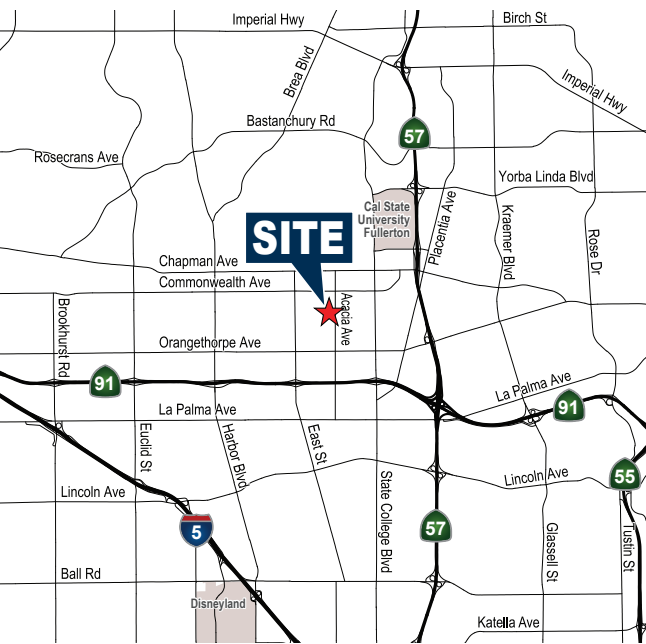


ACACIA BUSINESS PARK

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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tterry@voitco.com

Voit
REAL ESTATE SERVICES

AVAILABLE UNITS

ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	BASE RENT	COMMENTS
367 S. Acacia Avenue Fullerton	1,920 SF	350 SF	\$1.48	\$2,842.00 Per Month	Reception, two private offices, two restrooms, and warehouse with ground level loading door.

* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately \$0.22 PSF, subject to change.



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TOM TERRY

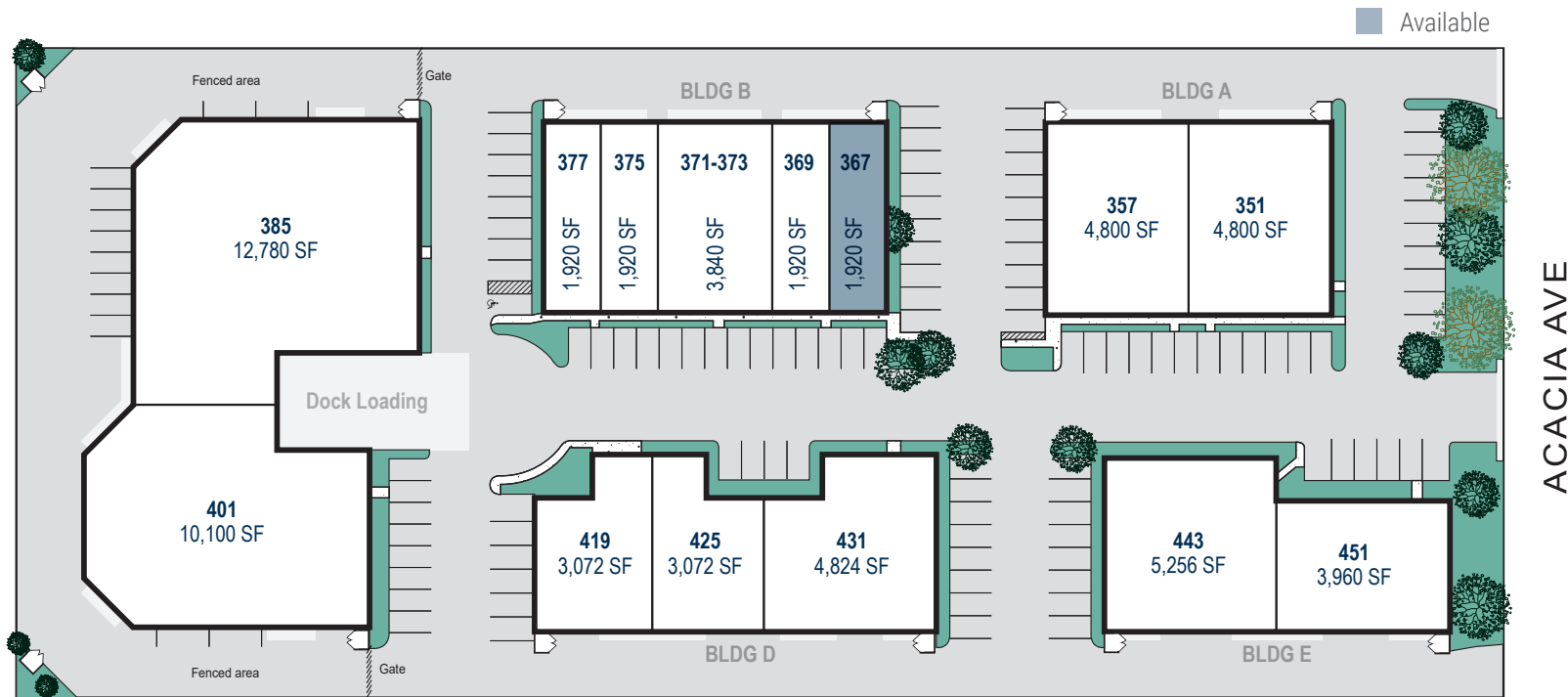
Vice President 714.935.2313 Lic. #02069424 tterry@voitco.com

Voit
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

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SITEPLAN



* 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



57
91
5
Excellent Access
to Freeways

MIKE VERNICK, CCIM, SIOR

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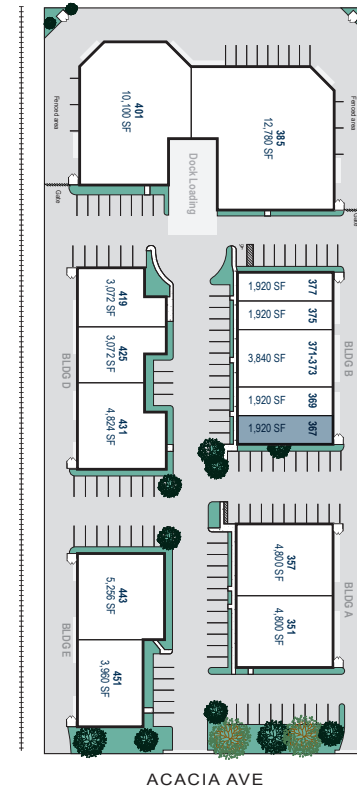
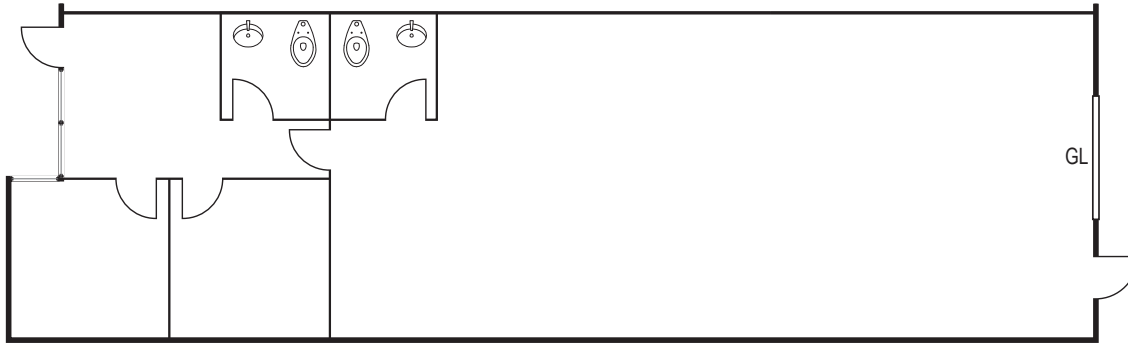
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367 S. ACACIA AVENUE



* Floor plan may not be to scale.

UNIT FEATURES:

- » ±1,920 SF Industrial Unit
- » ±350 SF of Office
- » 2 Restrooms
- » 1 Ground Level Loading Door
- » 18' of Minimum Warehouse Clearance
- » 200 Amps, 120/480 Volt Power (verify)
- » Fire Sprinklers
- » Drive Around Building
- » 1.8:1,000 Parking Ratio



±1,920 SF



±350 SF



18'
MIN.



200 AMPS (VERIFY)



FIRE SPRINKLERS



21GL

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AERIAL



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REAL ESTATE SERVICES

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