



136,218 SF AVAILABLE FOR SALE OR LEASE

36' CLEAR HEIGHT | ESFR K-25 SPRINKLERS | 3,000 AMPS, 277/480 | 40 TRAILER PARKING STALLS

1500 S. RAYMOND AVENUE

Fullerton, CA | North Orange County





■ FEATURES

- 7.22 acre site
- 101,560 SF concrete yard
- 40 trailer stalls
- 113 parking stalls, expandable to 241
- 16 DH, 1 GL positions — 3 installed pit levelers
- 36' clear height
- ESFR K-25 sprinklers
- 3,000 amp capacity, 277/480V
- Expansive SR-91 freeway frontage

1500 S. Raymond Avenue





■ ESG FEATURES

- HVLS fan and air exchange system reduce effective temperature (up to 11°) and improve air quality
- 60% energy & 75% water savings from efficient building systems and landscaping
- 20 EV charging stalls
- 100% concrete site paving
- Solar-ready roof



SITE PLAN

128,838 SF
WAREHOUSE

7,380 SF
OFFICE

PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.

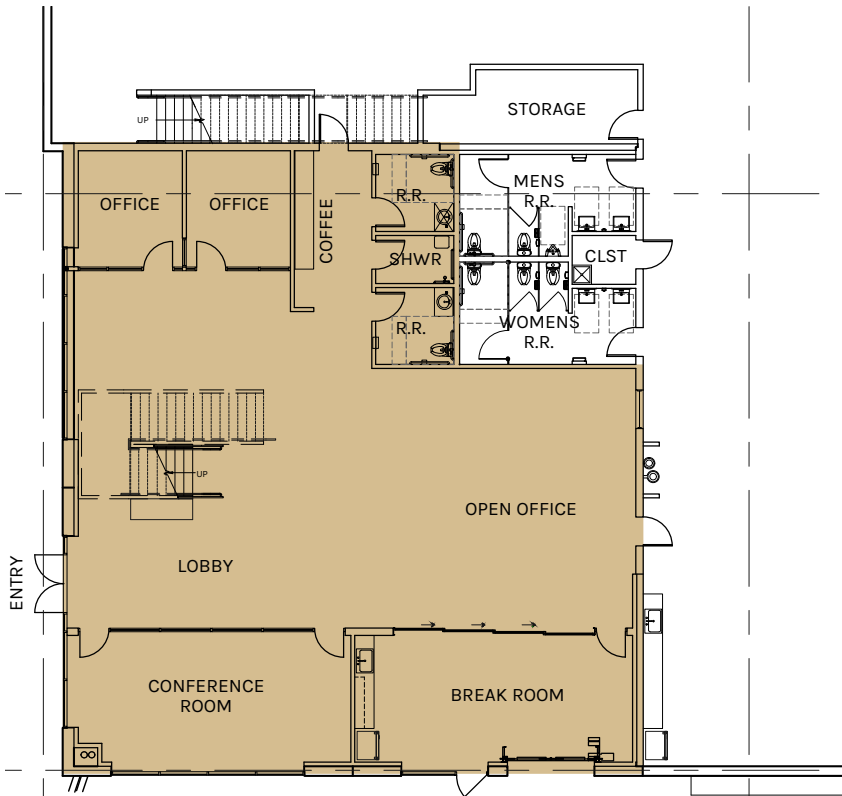


OFFICE FLOOR PLAN

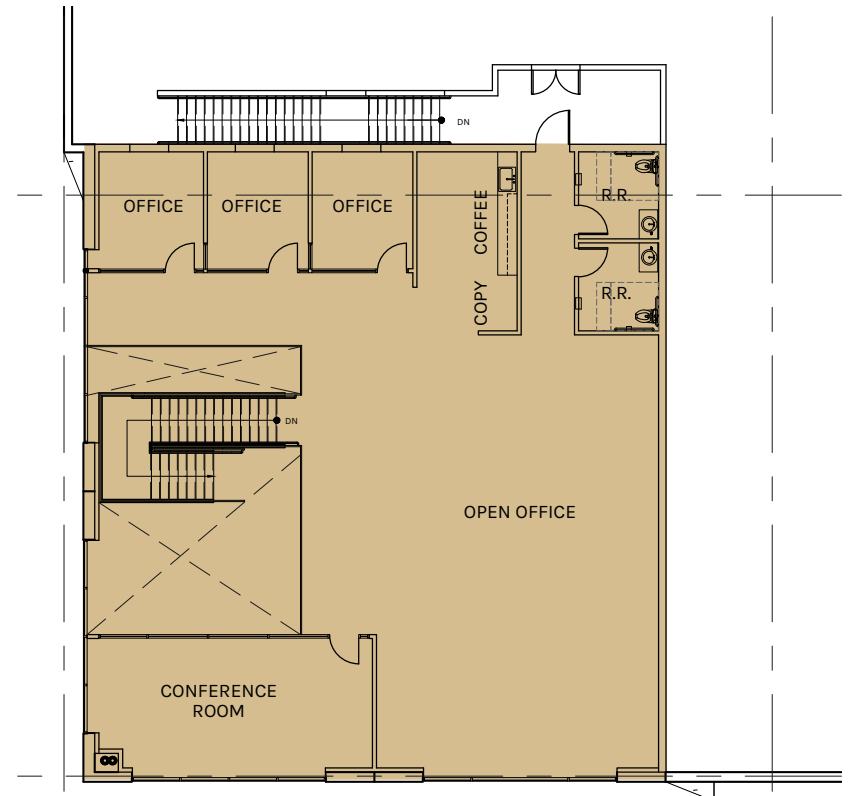
3,896 SF
FIRST FLOOR

3,484 SF
MEZZANINE

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FIRST FLOOR

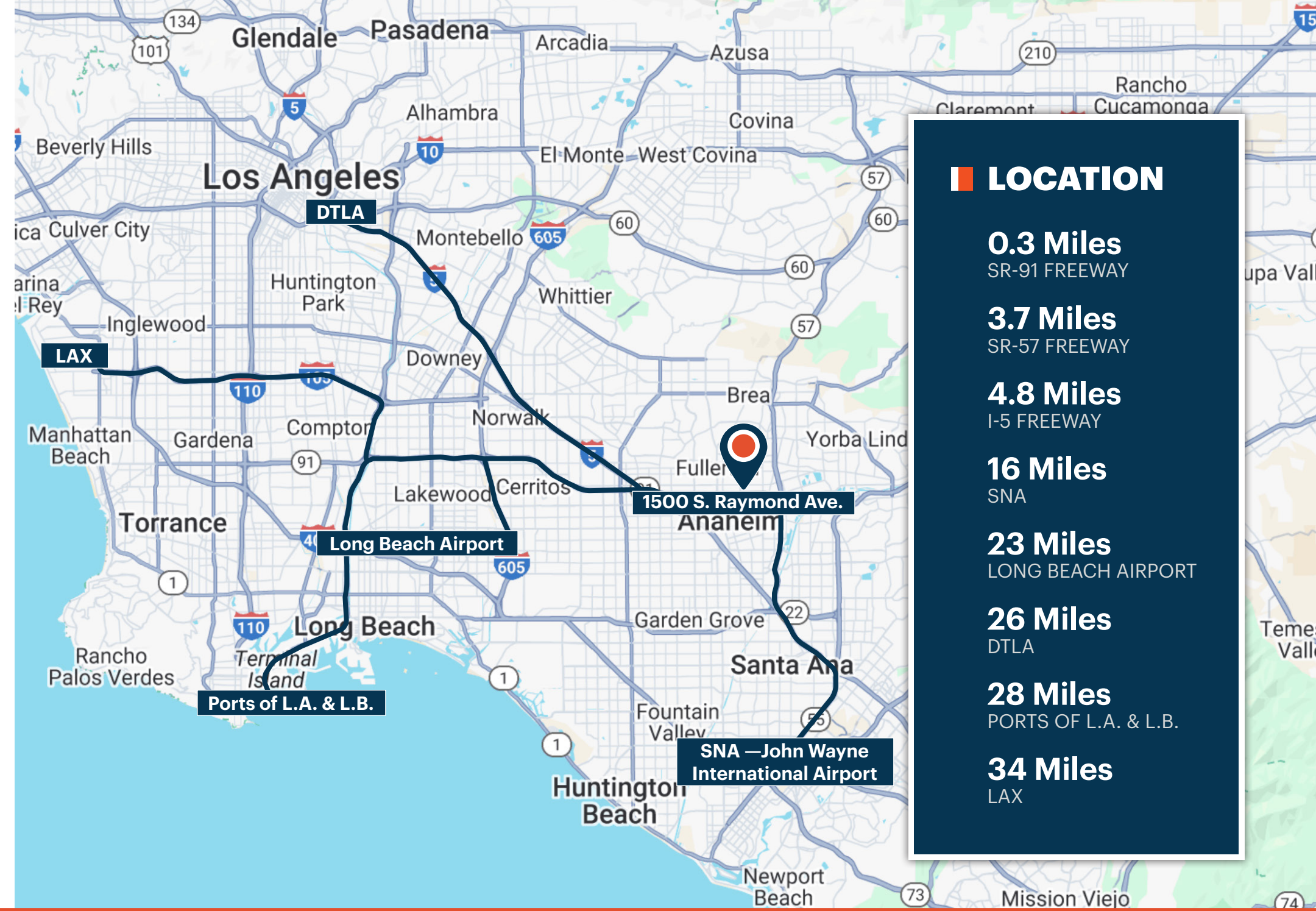


MEZZANINE





1500 S. Raymond Avenue



LOCATION

0.3 Miles
SR-91 FREEWAY

3.7 Miles
SR-57 FREEWAY

4.8 Miles
I-5 FREEWAY

16 Miles
SNA

23 Miles
LONG BEACH AIRPORT

26 Miles
DTLA

28 Miles
PORTS OF L.A. & L.B.

34 Miles
LAX





**Rexford
Industrial**

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