



FOR LEASE

FULLERTON BREA BUSINESS PARK

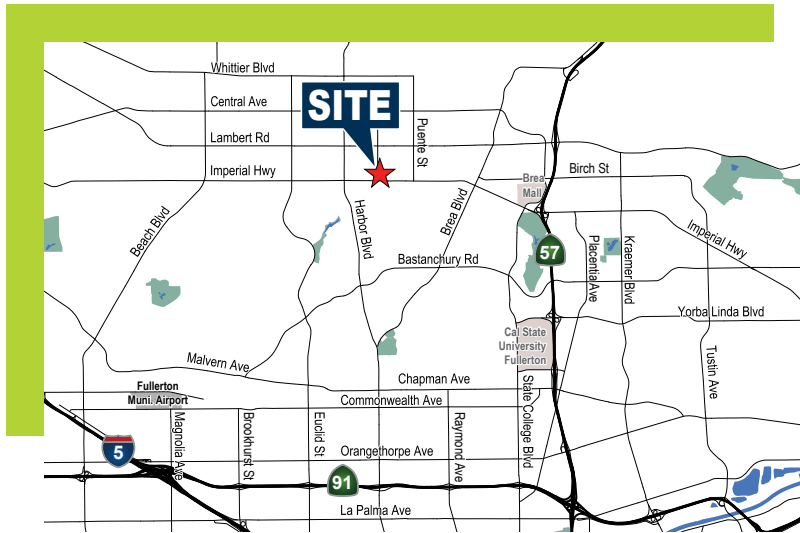
4010-4080 N PALM STREET
FULLERTON, CA 92835

FOR MORE INFORMATION:

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REAL ESTATE SERVICES



FULLERTON BREA BUSINESS PARK

- » High Image Business Park
- » Major Street Frontage and Identity
- » Highly Improved Interior Office
- » 10' to 15' Ground Level Loading Doors
- » Excellent Truck Access
- » 2:1 Parking Ratio (2 spaces per 1,000 Sq. Ft.)
- » Truckwell Loading Available for Select Suites
- » Professionally Managed Business Park
- » Convenient Freeway Access to Los Angeles, Orange, and Riverside Counties



PROPERTY FEATURES

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BUILDING	SUITES	TOTAL SQ. FT.	OFFICE %	ASKING RATE
4020 N. Palm St.	206	±1,320	±20%	\$2,363.00 Per Mo.
4020 N. Palm St.	207	±1,860	±25%	\$3,329.00 Per Mo.
4080 N. Palm St.	803	±4,781	±30%	\$8,367.00 Per Mo.
4040 N. Palm St.	401	±6,427	±15%	\$10,861.00 Per Mo.

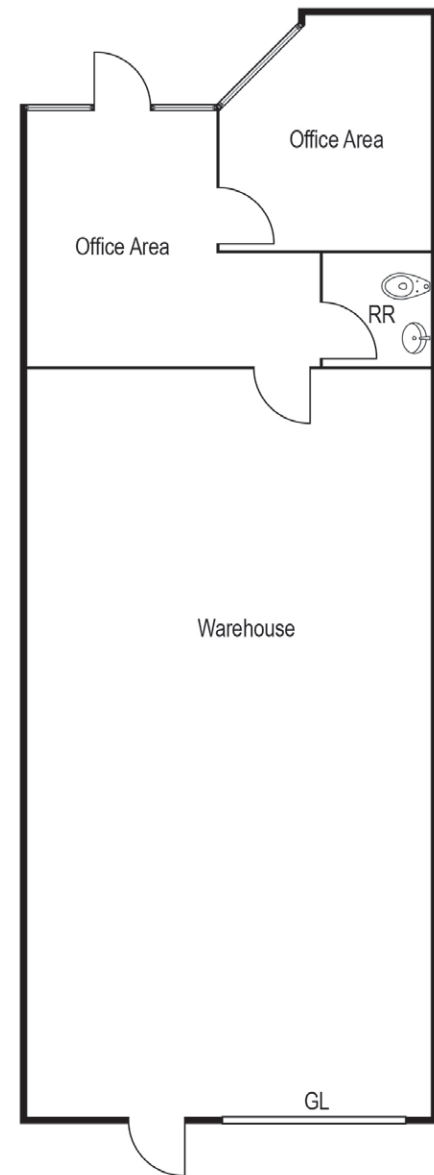
AVAILABLE UNITS

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BUILDING 4020, SUITE 206

- » ±1,320 Total Square Feet
- » ±319 Sq. Ft. of Office
- » ±12' Warehouse Clearance
- » One (1) Ground Level Loading Door (10' x 10')
- » Freespan Warehouse (no columns)
- » Extensive Renovation Complete
- » \$2,363.00 Per Month, MG



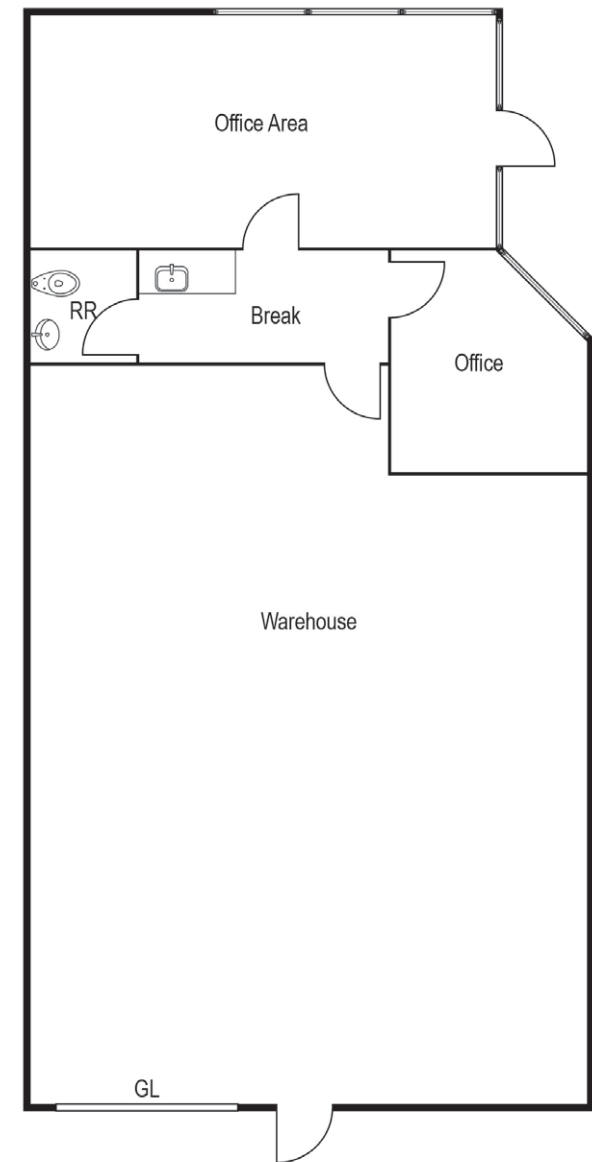
FLOOR PLAN

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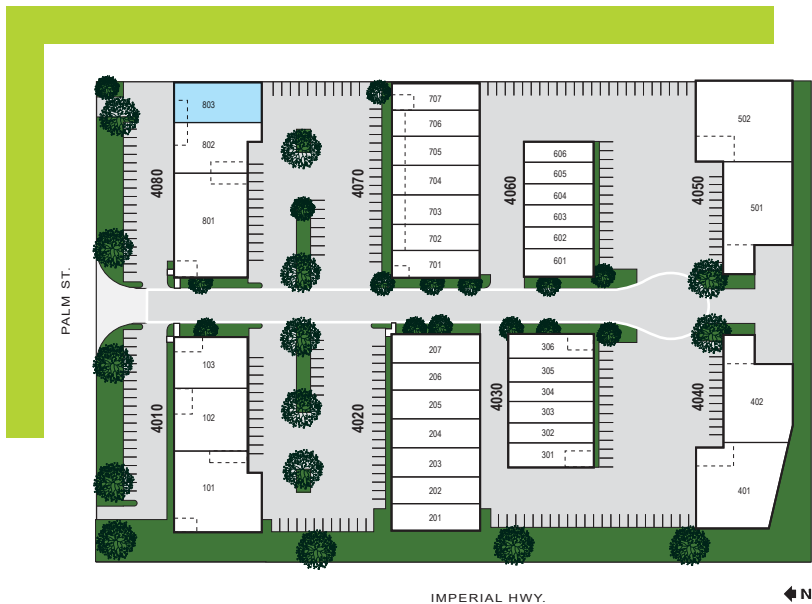
BUILDING 4020, SUITE 207

- » ±1,860 Total Square Feet
- » ±517 Sq. Ft. of Office
- » ±12' Warehouse Clearance
- » One (1) Ground Level Loading Door (12'H x 10'W)
- » Freespan Warehouse (no columns)
- » Highly Desirable End Unit
- » \$3,329.00 Per Month, MG



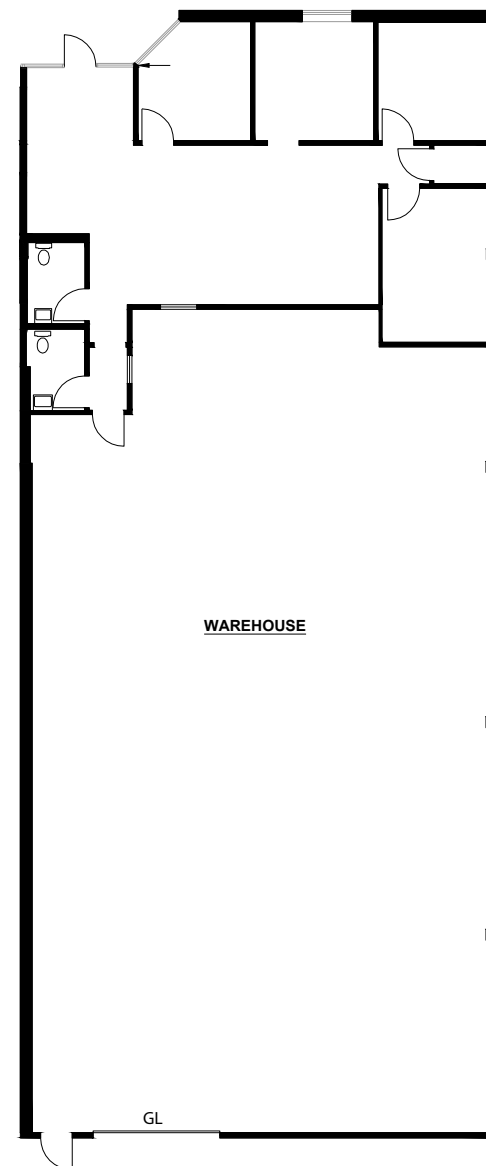
FLOOR PLAN

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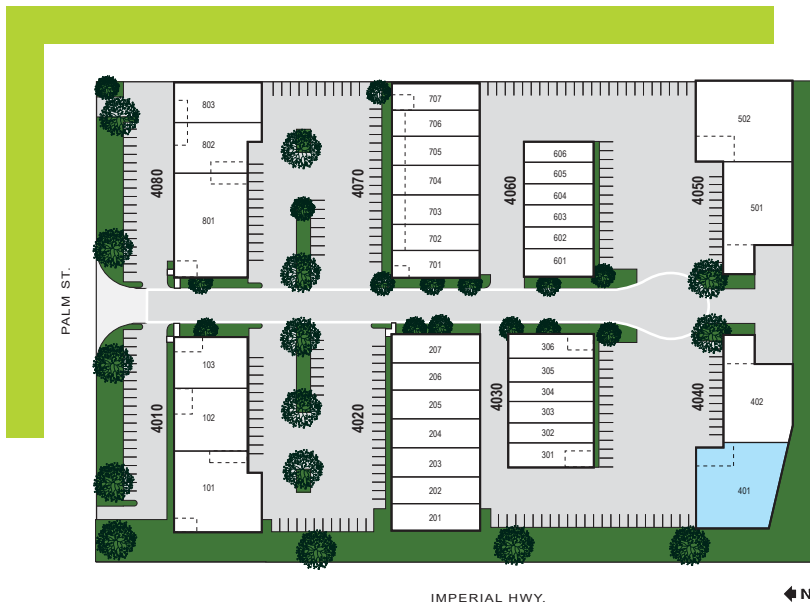


BUILDING 4080, SUITE 803

- » ±4,781 Total Square Feet
- » ±1,402 Sq. Ft. of Office
- » One (1) Ground Level Loading Door (12' x 12')
- » Frontage on Palm Street
- » Highly Desirable End Unit
- » ±16' Warehouse Clearance
- » ±400 Amps, 208/120 Volt (verify)
- » \$8,367.00 Per Month, MG

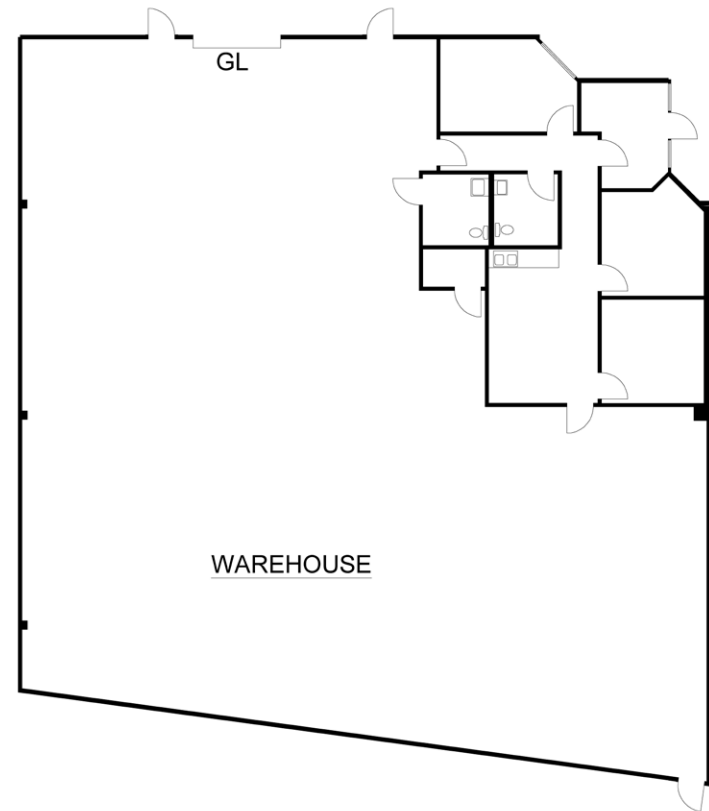


FLOOR PLAN

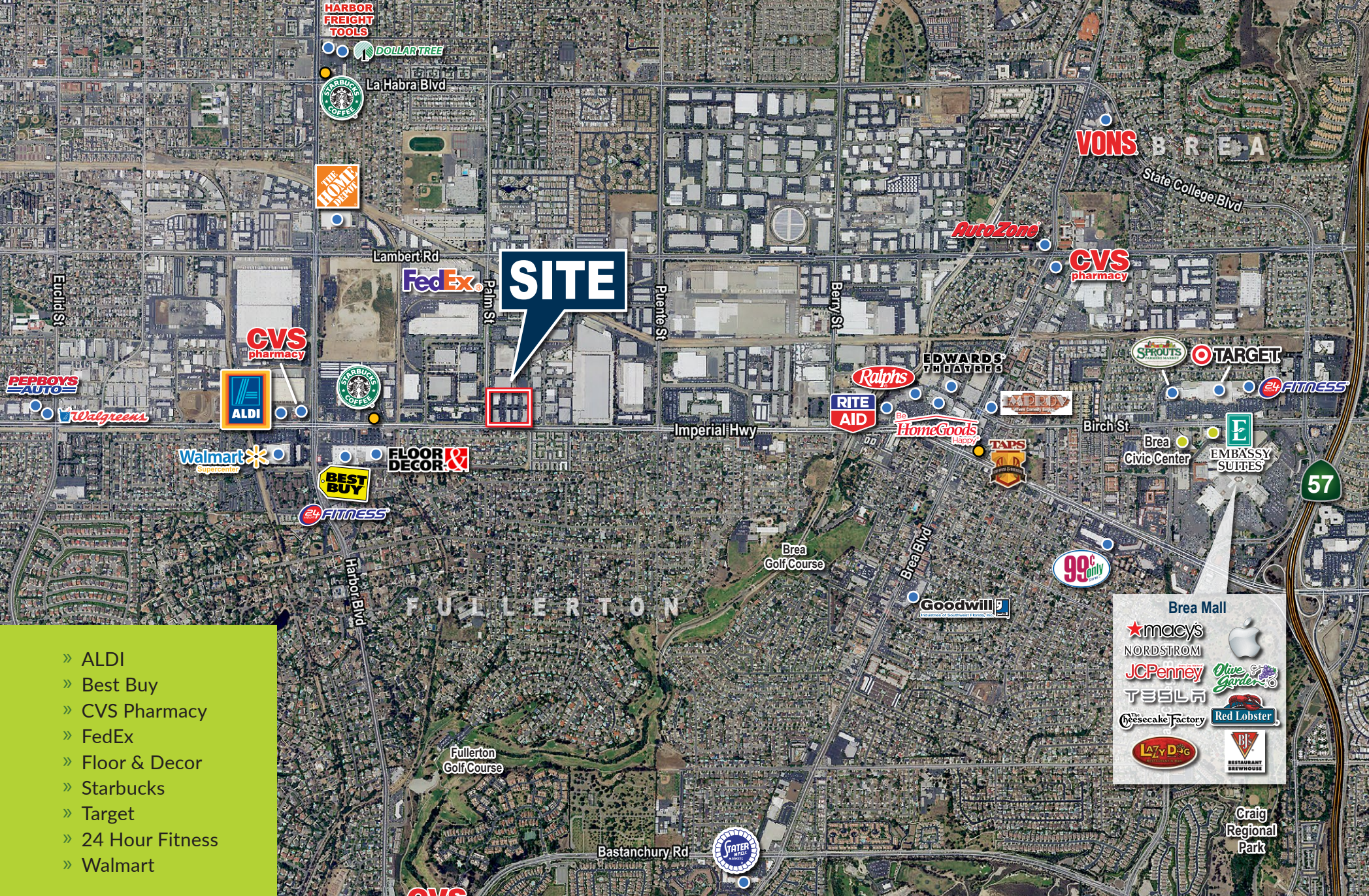


BUILDING 4040, SUITE 401

- » ±6,427 Total Square Feet
- » ±950 Sq. Ft. of Office
- » One (1) Ground Level Loading Door (12'H x 10'W)
- » Highly Desirable End Unit
- » ±16' Warehouse Clearance
- » ±200 Amps (verify)
- » \$10,861.00 Per Month, MG



FLOOR PLAN



AMENITIES IN THE AREA

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