

801 S ACACIA AVE

801 SOUTH ACACIA AVENUE, FULLERTON, CA 92831



For Sale



±8.987 Gross AC

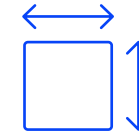


Industrial Land Site

Can Purchased As-Is or as a Completed ±185,525 SQ FT Warehouse Distribution Facility



Property Features



±8.987 AC
Industrial Land Site



±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)



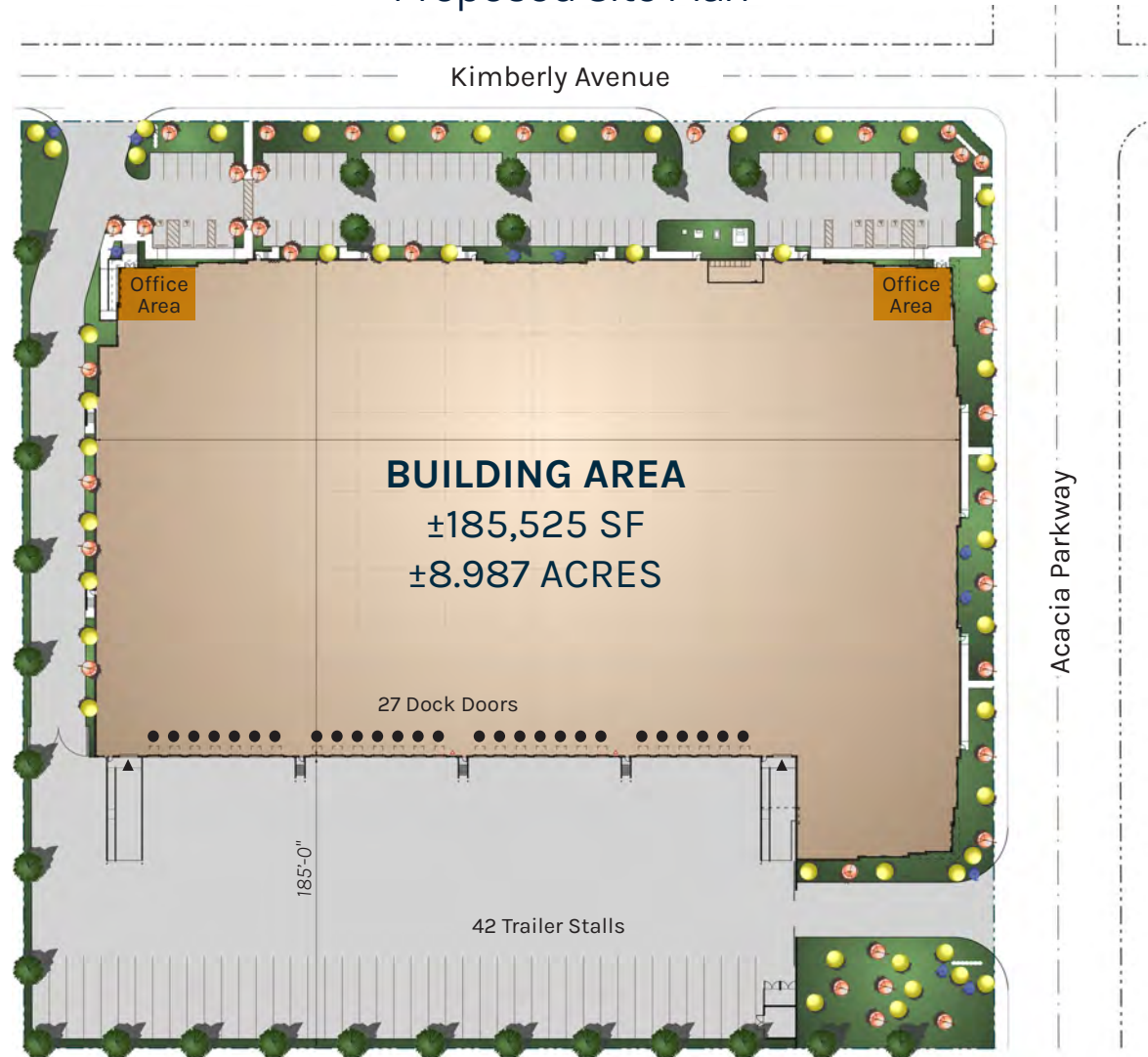
88

Auto Parking Stalls & 42 Trailer Stalls



**Large Secured & Fenced
Yard Area**

Proposed Site Plan*



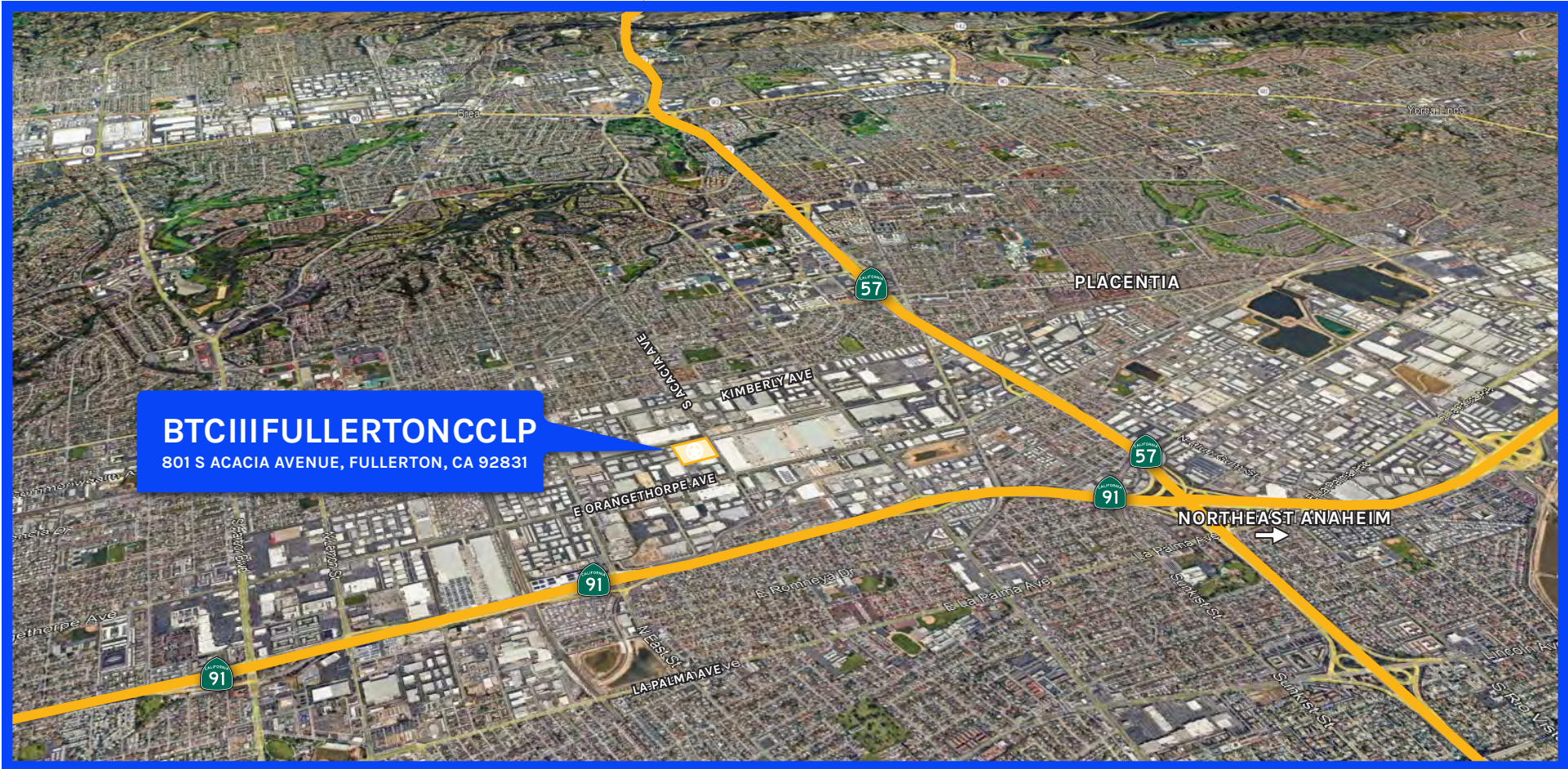
LEGEND ■ Potential Office ■ Warehouse ▲ Grade Level Doors ● Dock Doors

*Site plan displayed is proposed building only; building will not be completed.

Owner User Sale: ± 8.987 AC Land Site

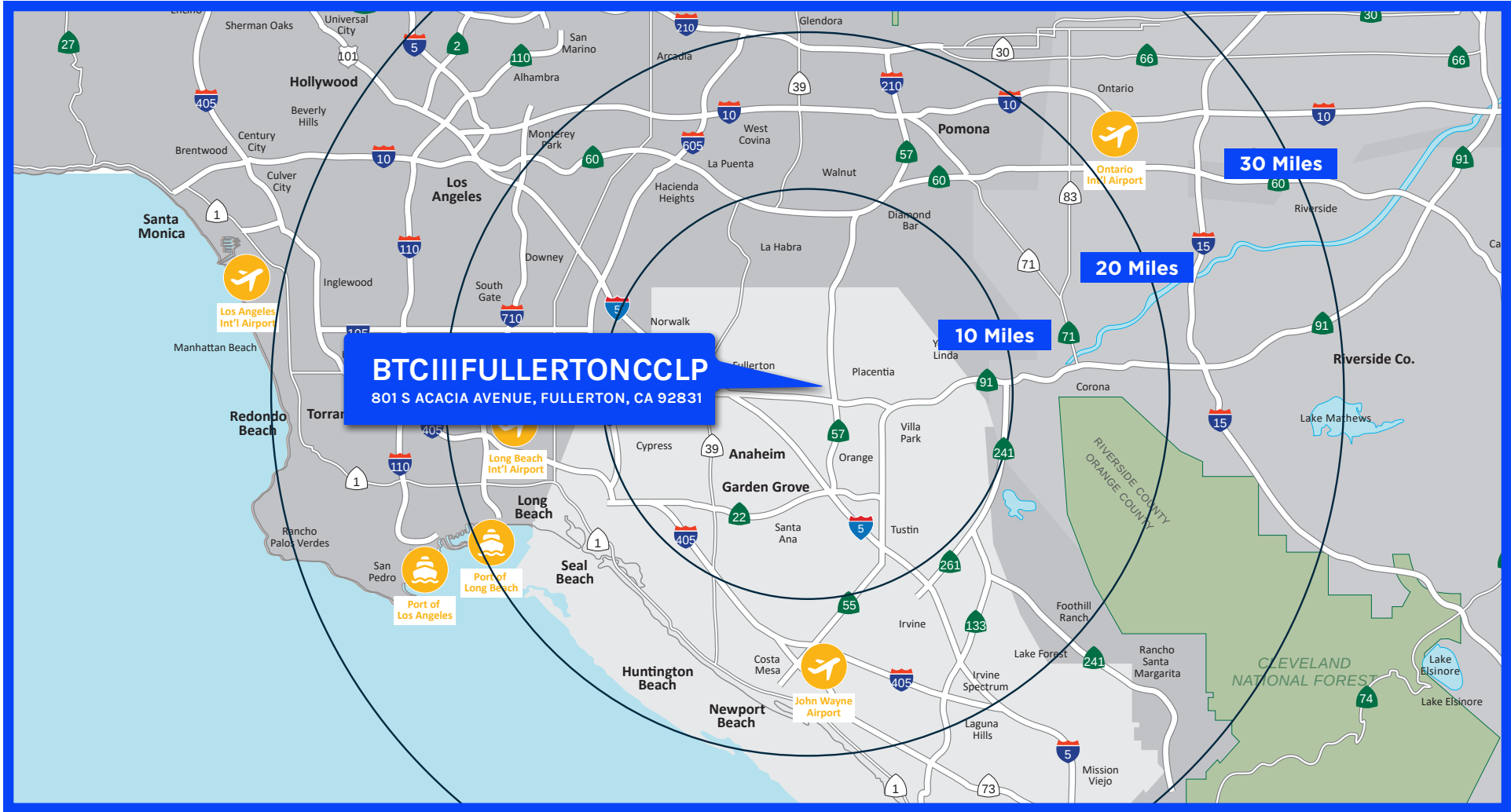
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Location Highlights

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