

3517-3529

W COMMONWEALTH AVE

FULLERTON | CALIFORNIA

Voit
REAL ESTATE SERVICES

ZEHNER HILL
INDUSTRIAL GROUP



COMMONWEALTH BUSINESS CENTER

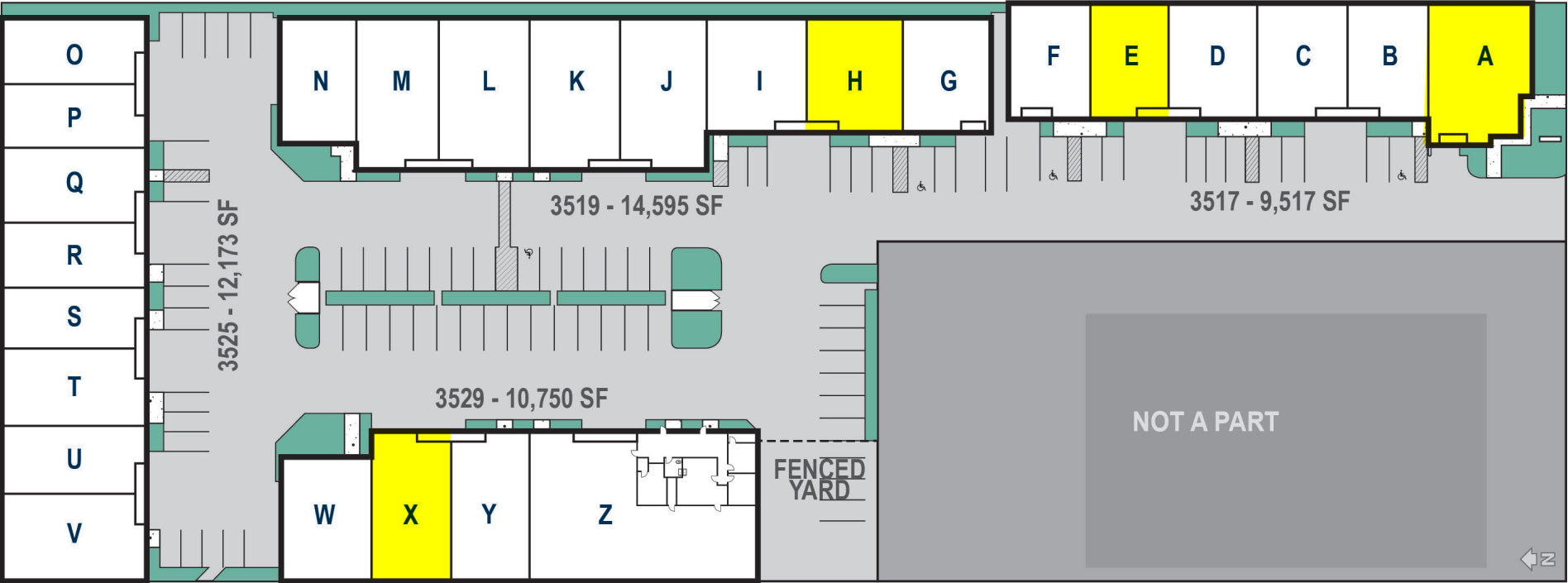
PROPERTY DETAILS

COMMONWEALTH BUSINESS CENTER	
Address:	3517-3529 W Commonwealth Ave. Fullerton, CA
Business Park Size:	±47,035 Square Feet
# of Buildings:	4
Typical Unit Size:	1,200 - 5,400 SF
Loading Doors:	Grade Level Loading Doors (oversized)
Clear Height:	14'
Parking Ratio:	±1.66:1000
Total Parking Spaces:	78 Parking Spaces
Fire System:	Fire Sprinkler System
Power:	125 Amps 120/208 Volt, 3-Phase 4 Wire (verify)
CAM:	Includes Trash & Water



MASTER AVAILABILITY LIST				
ADDRESS	TOTAL SF	RATE PSF	CAM PSF	AVAILABLE
3517 W. Commonwealth Ave. Unit E	±1,485 SF	\$1.50 Gross	\$0.12 CAM	Now
3519 W. Commonwealth Ave., Unit H	±1,665 SF	\$1.50 Gross	\$0.12 CAM	August 2026
3529 W. Commonwealth Ave. Unit X	±1,800 SF	\$1.50 Gross	\$0.12 CAM	Now

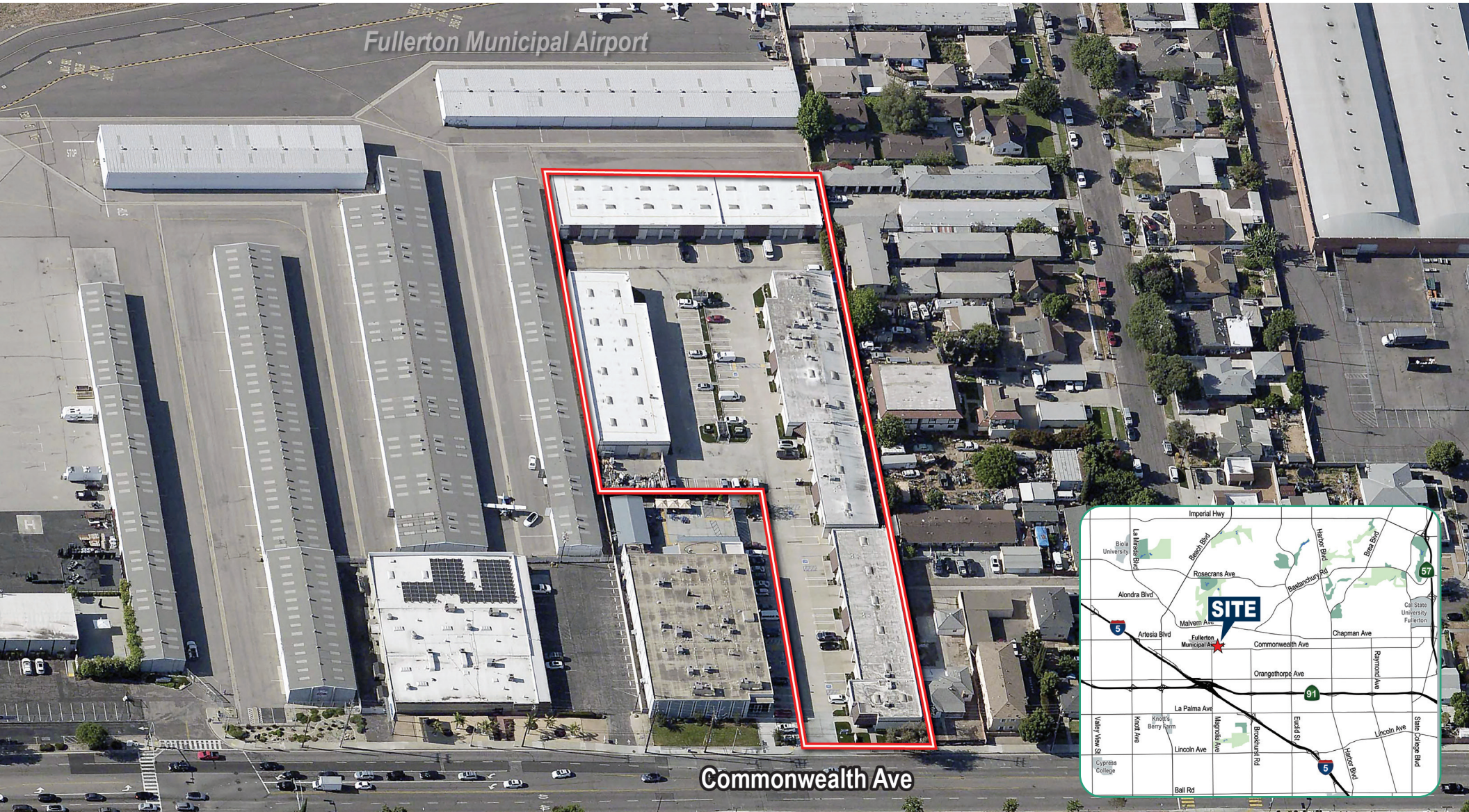
SITE PLAN



COMMONWEALTH AVE

MASTER AVAILABILITY LIST

ADDRESS	TOTAL SF	RATE PSF	CAM PSF	AVAILABLE
3517 W. Commonwealth Ave. Unit A	±2,200 SF	\$1.50 Gross	\$0.12 CAM	September 2026
3517 W. Commonwealth Ave. Unit E	±1,485 SF	\$1.50 Gross	\$0.12 CAM	Now
3519 W. Commonwealth Ave., Unit H	±1,665 SF	\$1.50 Gross	\$0.12 CAM	August 2026
3529 W. Commonwealth Ave. Unit X	±1,800 SF	\$1.50 Gross	\$0.12 CAM	Now



REED RUTTER
SENIOR ASSOCIATE

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