

FULLERTON BREA BUSINESS PARK



UNDER NEW OWNERSHIP

RENOVATIONS COMPLETE

4010-4080 NORTH PALM STREET // FULLERTON, CA // 92835

FOR MORE INFORMATION:

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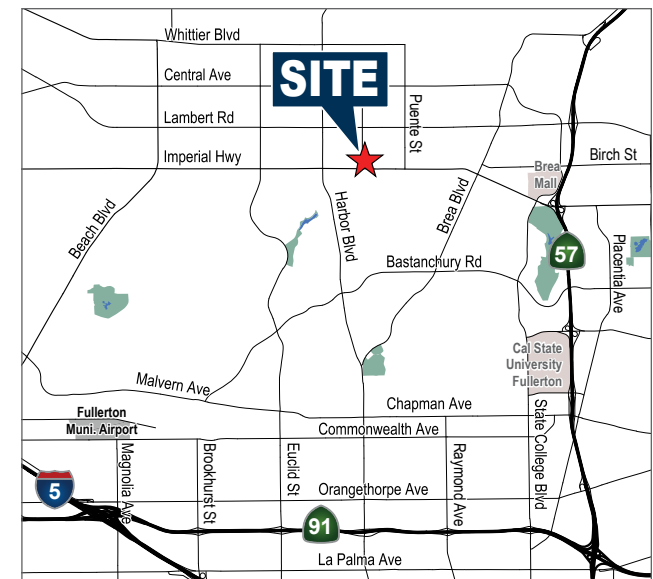
Voit Real Estate Services
2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

Voit
REAL ESTATE SERVICES



PROPERTY FEATURES

- » 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

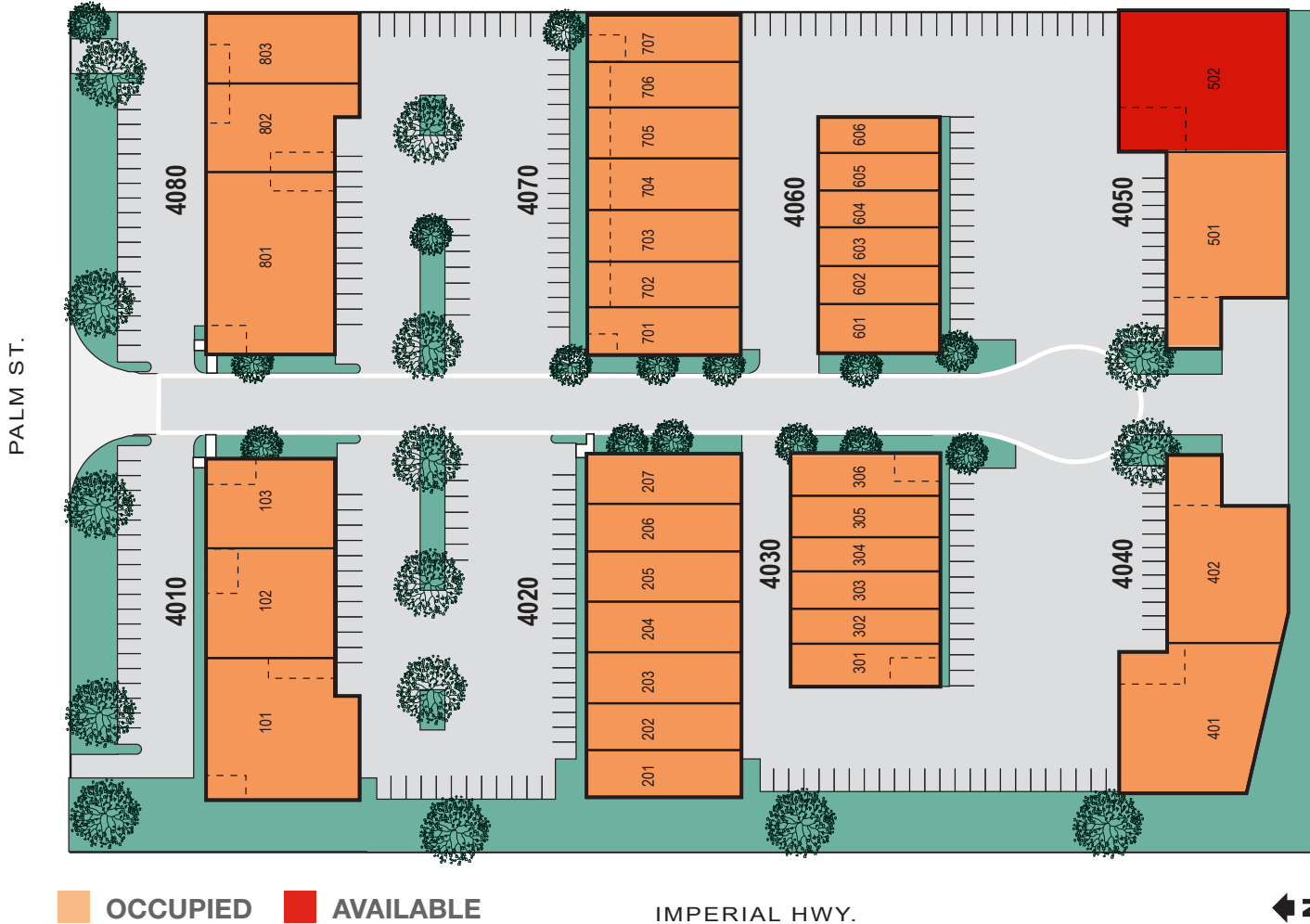


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as Real Estate Salespersons by the DRE.

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SITE PLAN



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AVAILABILITIES

BUILDING	SUITES	TOTAL SF	OFFICE %	ASKING RATE	AVAILABLE
4050	502	± 6,188	± 16%	\$1.20 PSF MG	05/01/21

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BLDG. 4050 // SUITE 502

- » AVAILABLE SF: ± 6,188
- » \$1.20 PSF, MG
- » ± 16' CLEARANCE
- » ± 1,000 SF OF OFFICE
- » AVAILABLE 05/01/21

FOR MORE INFORMATION:

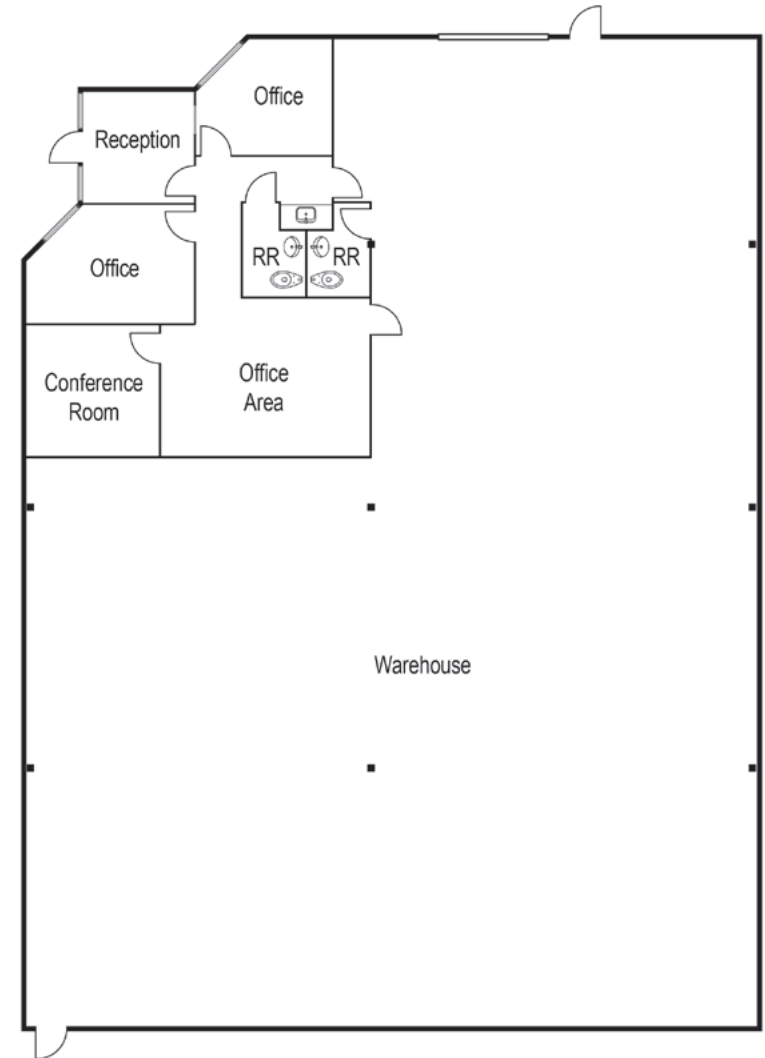
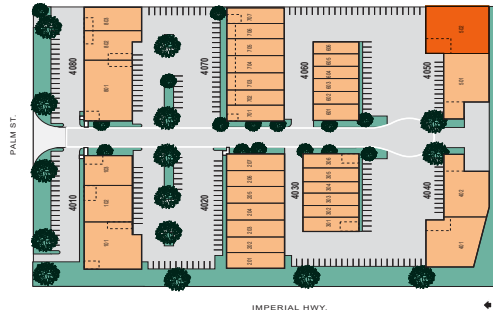
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SITE KEY PLAN:

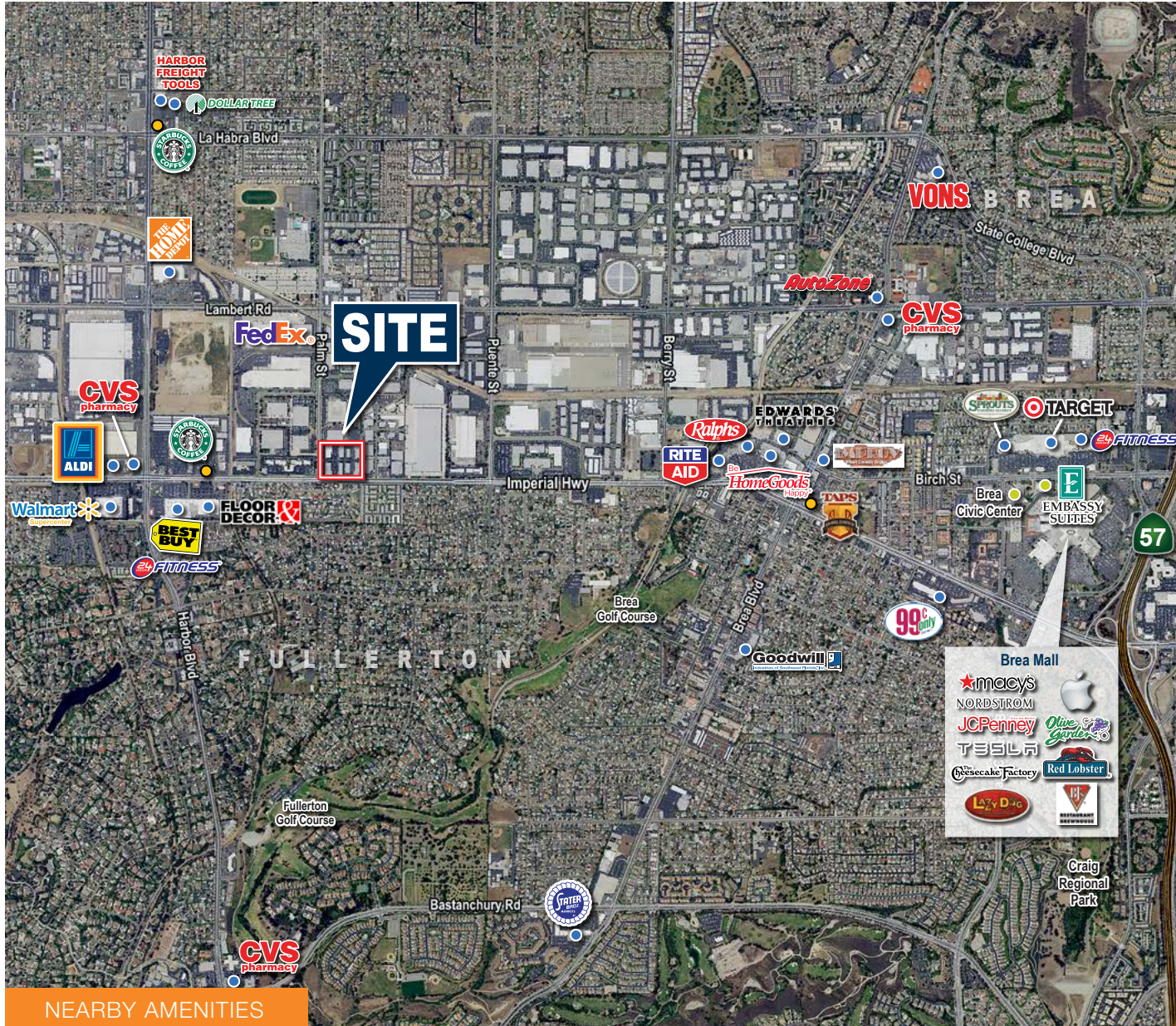


REAL ESTATE SERVICES

FULLERTON BREA BUSINESS PARK



AMENITIES & IMPROVEMENTS



NEARBY AMENITIES

NEARBY AMENITIES

- STARBUCKS
- FEDEX
- FLOOR & DECOR
- BEST BUY
- 24 FITNESS
- WALMART
- ALDI
- CVS PHARMACY
- TARGET

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