

FULLERTON BREA BUSINESS PARK



UNDER NEW OWNERSHIP

RENOVATIONS COMPLETE

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

FOR MORE INFORMATION:

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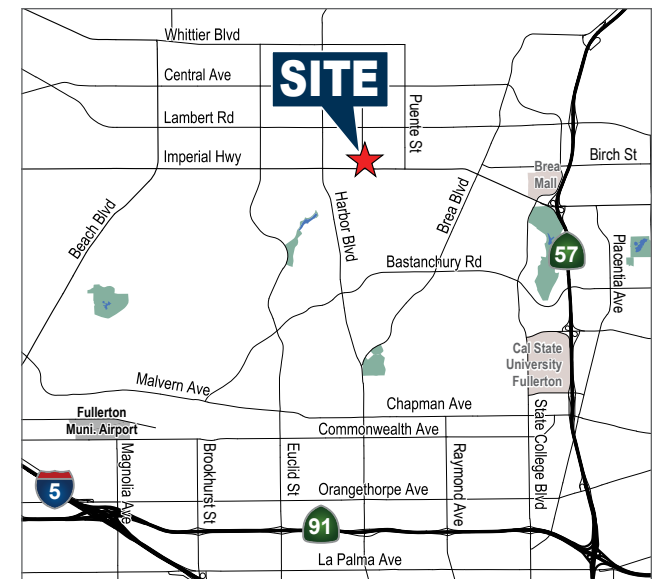
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REAL ESTATE SERVICES



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

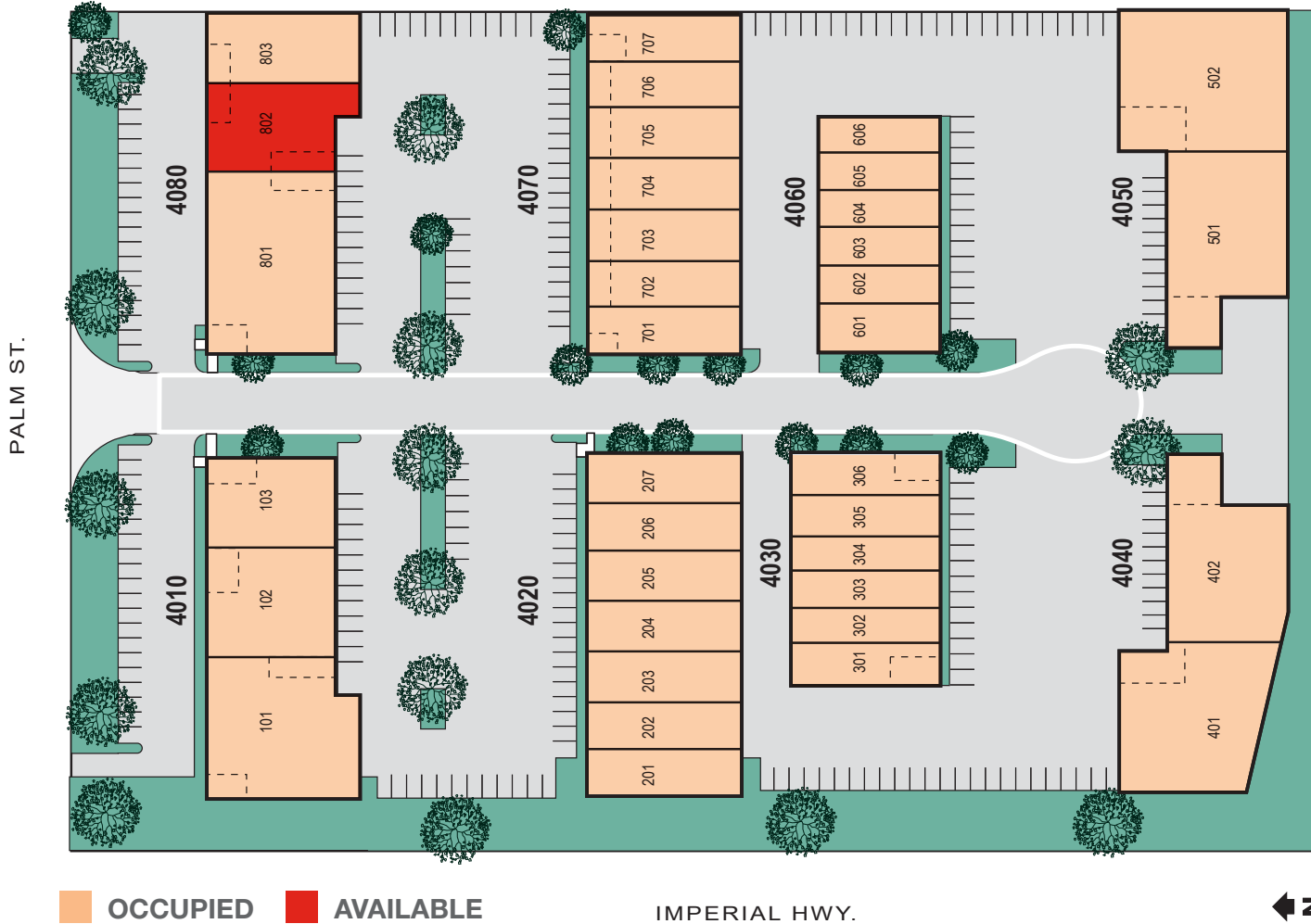


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FULLERTON BREA BUSINESS PARK



SITE PLAN



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AVAILABILITIES

BUILDING	SUITES	TOTAL SF	OFFICE %	ASKING RATE	AVAILABLE
4080	802	±6,568	±14%	\$1.85 PSF MG	4/1/2024

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FULLERTON BREA BUSINESS PARK

BLDG. 4080 // SUITE 802 // FLOOR PLAN

BLDG. 4080 // SUITE 802

- » AVAILABLE SF: ±6,568
- » \$1.85 PSF, MG
- » ±937 SF OF OFFICE
- » ±16' CLEARANCE
- » 1 GRADE LEVEL LOADING DOOR (12' X 12')
- » 1 DOCK HIGH LOADING DOOR (TRUCK WELL)
- » 400 AMPS 120/208V (VERIFY)
- » AVAILABLE 4/1/2024

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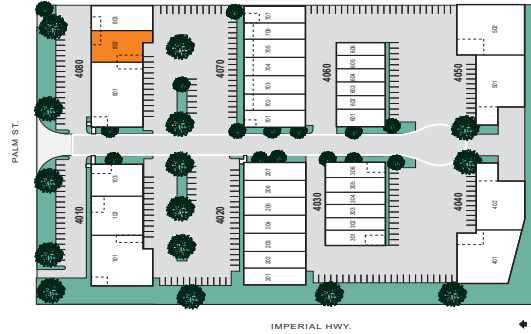
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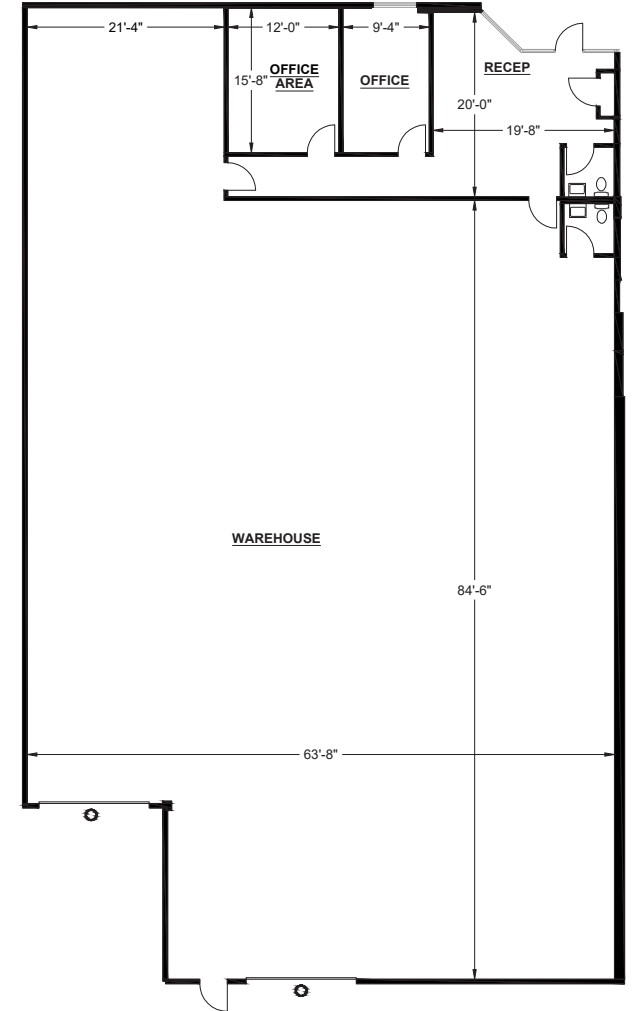
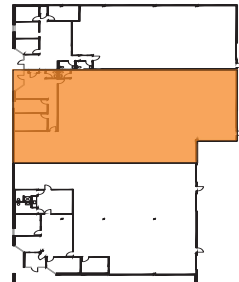
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SITE KEY PLAN:



BUILDING KEY PLAN:



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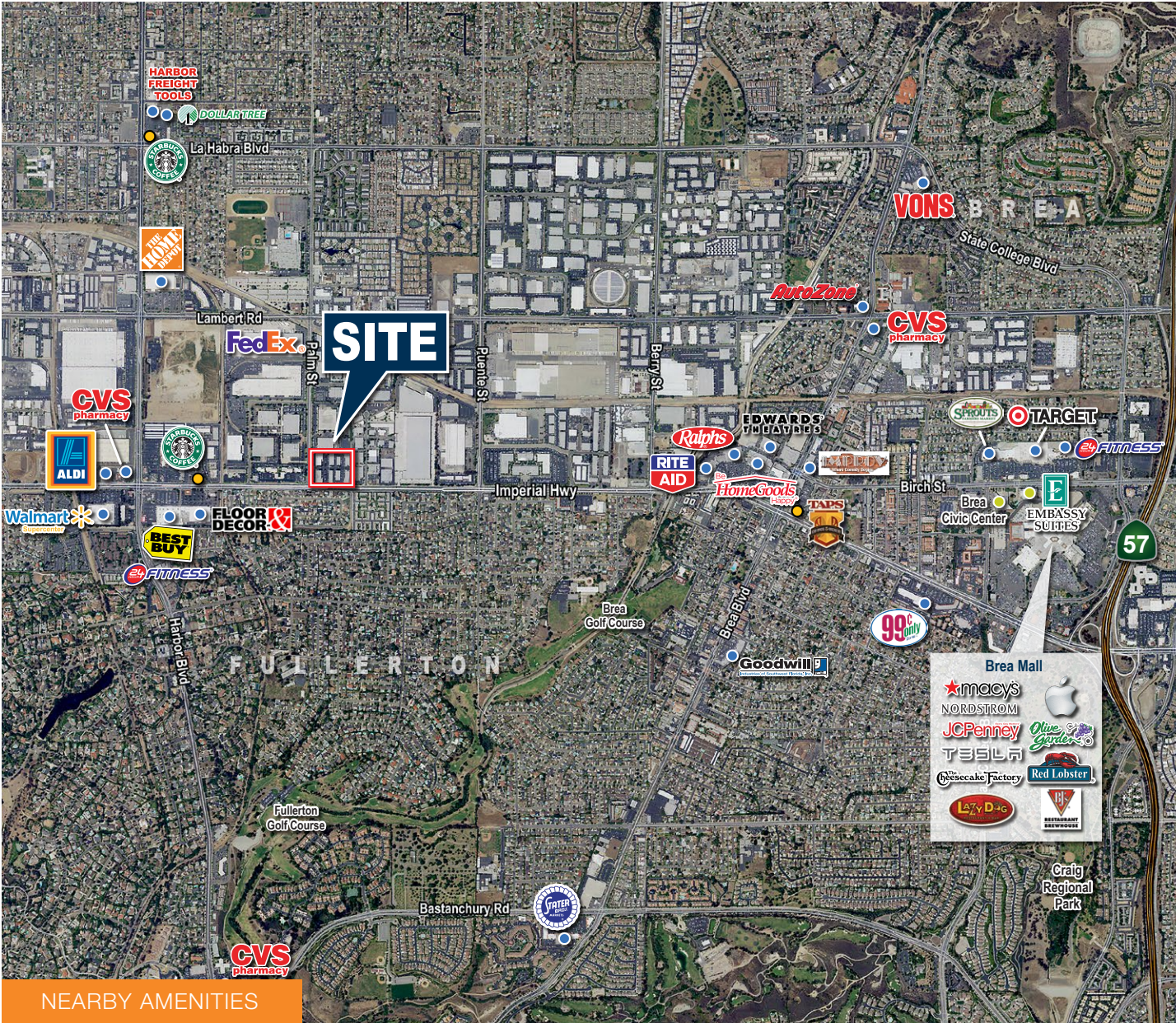
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REAL ESTATE SERVICES

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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