



Available SF: 5,450

Total Building SF: 5,450



Address: 1010 E Elm Ave, Fullerton, CA 92831
Cross Streets: E Elm Ave / S Raymond Ave

**Clean Secure Industrial Building
400 Amp Electrical / Office and Shop Restrooms
Great Freeway Access (91), (57) & (5)**

Lease Rate/Mo: \$5,014
Lease Rate/SF: \$0.92
Lease Type: Gross
Terms: 2-3 Years
Price/SF: --
Sale Price: --
Taxes: \$11,448, 2016
Available SF: 5,450
Minimum SF: 5,450
Prop Lot Size: 27,443 SF / .63 AC
Yard: No
Zoning: M-G

Construction Type: Tilt-up
Const Status/Year Blt: EXIST / 1966
Sprinklered: No
Ground Lvl Drs/Dim: 1 / 12x10
Dock High/Dim: 0 / --
Clear Height: 14
Heat/Cool: None
Roof Type: Lam Glu WB
A: 400 V: 120/208 Ø: 3 W: 4
Parking Spaces: 10 / Bldg Ratio: 4:1
Rail Service: No
Specific Use: Mfg

Office SF / #: 650 / 4
Restrooms: 3
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 200 SF
Include In Available: No
Possession: Now
To Show: Call Agent
Region: OC North/Fullerton
Thomas Guide: 768-J1
APN#: 269-121-30

Listing Company: Penta Pacific Properties - Santa Fe Springs (562) 699-1922

Agents: Gregory Jenkins (562) 908-6020

Property/Listing/Ste #: 192523/1917712/3025611

Listing Date: 07/25/2017

FTCF: CB250N000S000/AOAA

Notes: Broker's Cell (562) 618-9440. Property Lot Size: POL.