



# ±34,966 SF

REAL PEOPLE, REAL SOLUTIONS®



## AVAILABLE FOR LEASE

### PROPERTY DETAILS:

- Excellent Distribution/ Manufacturing Building
- ± 1,520 SF of Office Space
- 1 Ground Level Loading Door
- 5 Dock High Loading Doors
- Bay Depth 44' x 48'
- .45 GPM / 3,000 SF Fire Sprinkler System
- 24' Warehouse Clearance
- 1.75:1,000 Parking Ratio
- Egress / Ingress Off Two Major Streets (Artesia Ave & Commonwealth Ave)
- Part of Larger 60,502 SF Building
- Excellent Location near  &  Freeways



2350 ARTESIA AVENUE  
SUITE A  
FULLERTON, CA

Southern California's Premier  
Real Estate Marketing Team



**MITCH ZEHNER**  
Executive Vice President  
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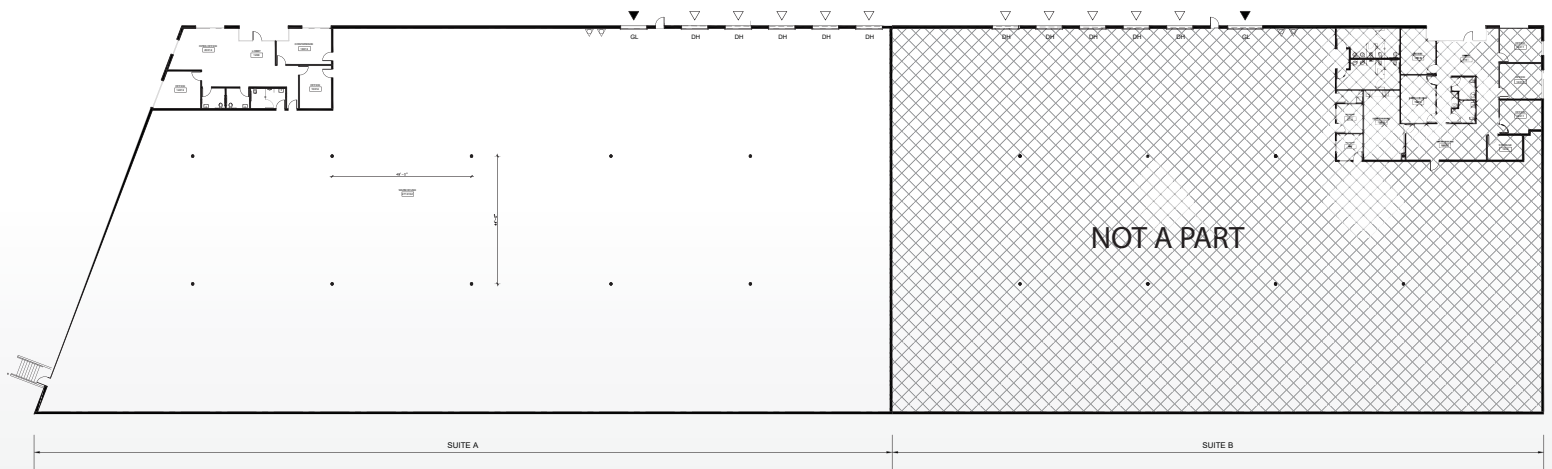
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**Voit**  
REAL ESTATE SERVICES

**THE ZEHNER  
DAVENPORT**  
INDUSTRIAL GROUP

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2350 ARTESIA AVENUE, STE. A, FULLERTON



\* Site Plan Not to Scale

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