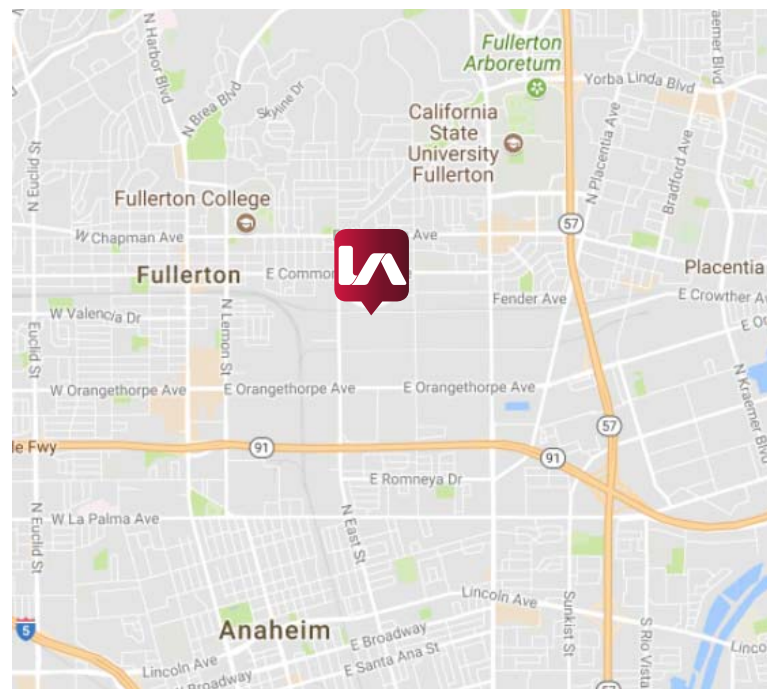




PROPERTY FEATURES

- Part of a Larger 36,404 Square Foot Building
- Sublease term thru 09/30/2021
- Professionally Managed Business Park
- Approximately 1,486 Sq. Ft. of HVAC Office Area
- 400 Amps, 277/480 Volt, 3 Phase Power (Verify)
- One (1) Ground Level Loading Door
- One (1) Exterior Truckwell (With Load Leveler)
- Approximately Eighteen Foot (18') Warehouse Ceiling Clearance
- Skylights Throughout Warehouse Area
- Fully Fire Sprinkled
- Excellent Access to the Riverside (91), Orange (57), and Santa Ana (5) Freeways



For More Information, Contact:

JOHN SUGGS
Vice President
CalBRE 01141603
949.790.3182
jsuggs@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
lee-associates.com



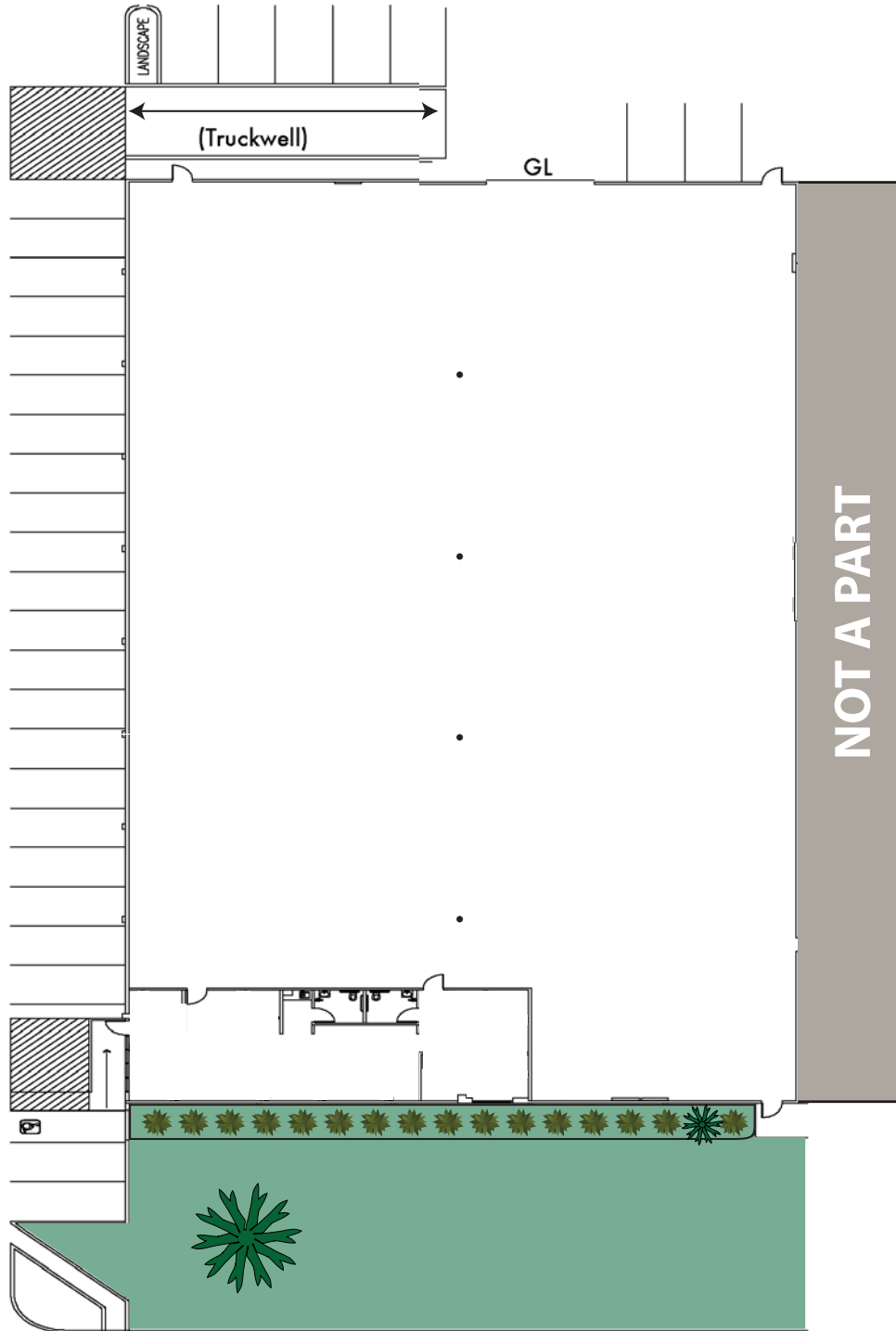
LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

FOR SUBLEASE

19,982 SF

1430 E. Walnut Avenue, Fullerton



WALNUT AVENUE



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