

# FOR SALE

# 11,908 SF

## Fenced Yard - Electrical Distribution - Built 2008

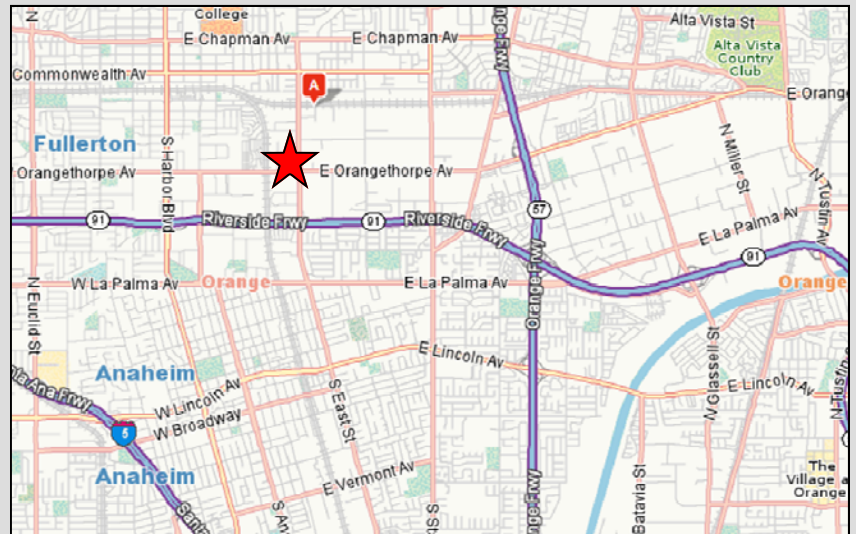


### 1388 E. Valencia Dr. | Fullerton, CA 92831

(Raymond & 91 Freeway)

#### **BUILDING FEATURES:**

- High Image Concrete Tilt-Up
- New Construction (2008)
- 1,910 SF Executive Office
- 22' Warehouse Clearance
- Two (2) Ground Level Doors (12'x14')
- 800 Amps (277/480 Volts) 3ph 4w
- Electrical and Air Distribution
- Fire Sprinklered (.45/3,000 GPM)
- HVAC in Warehouse (verify)
- Fenced Yard / Parking
- Industrial Zoned—BP
- Freeway Access (91, 57 & 5)



**Chris Migliori** 

**714.385.1801 x3020**

chris.migliori@daumcommercial.com  
CA License #00972843

**Paul Gingrich**

**714.385.1801 x-3033**

paul.gingrich@daumcommercial.com  
CA License #01299770

**DAUM**

COMMERCIAL REAL ESTATE SERVICES

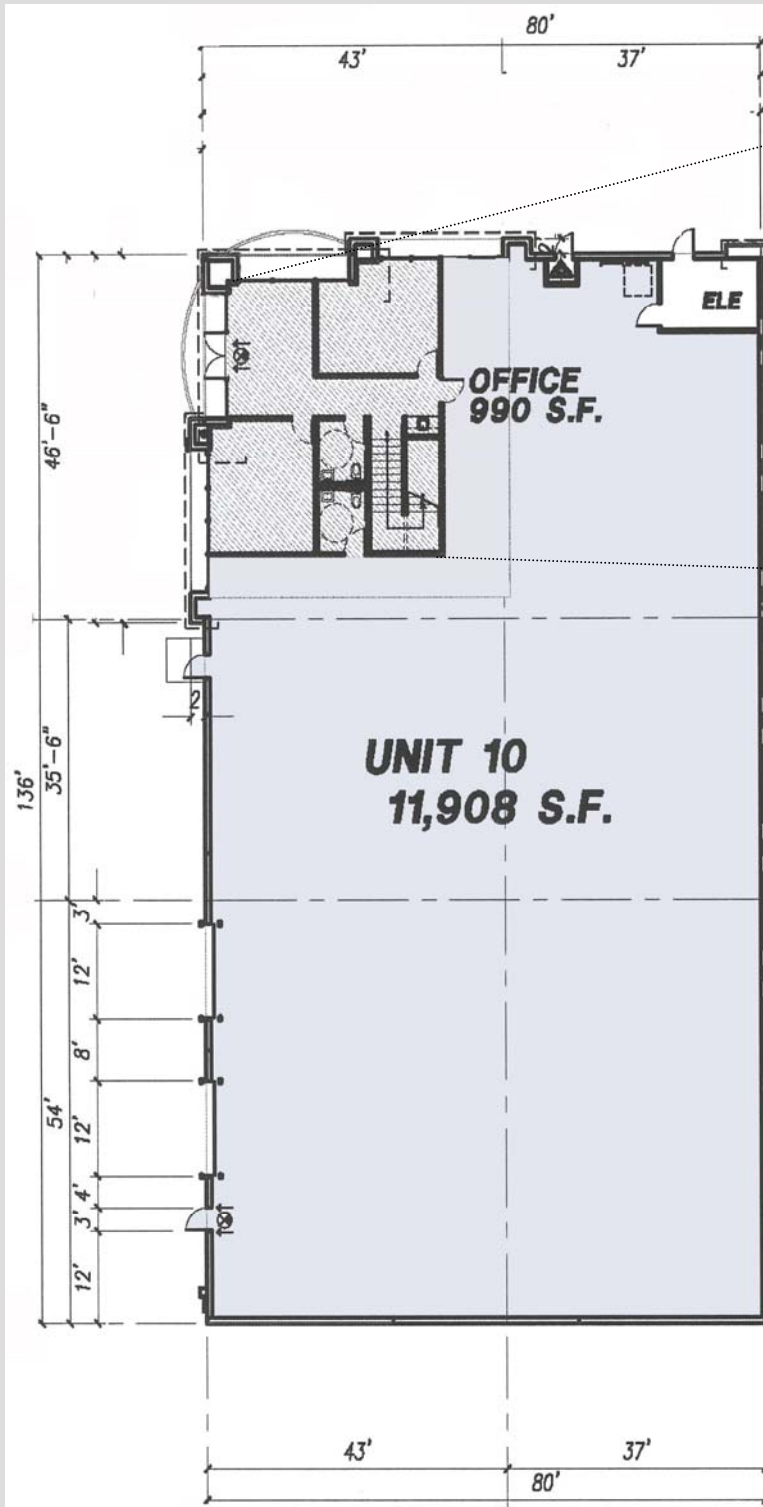
D/AQ Corp #01129558

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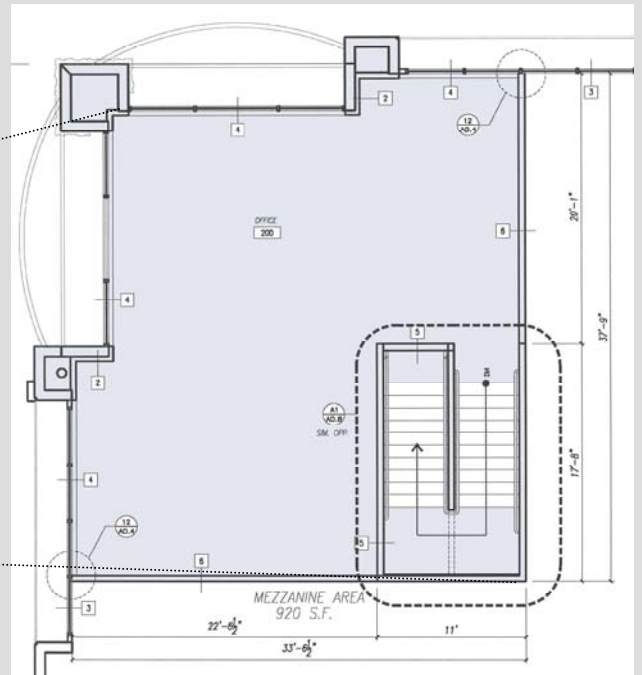
# FOR SALE

# 11,908 SF

*First Floor*



*Second Floor*



*Fenced Yard*



*Heavy Power*



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