



FOR LEASE

Beckman Business Park , Bldg 4

110 E Lambert Rd, Fullerton, CA 92835

AVAILABLE 45,761 SF Industrial Building

\$1.23/SF NNN + \$.37/SF OPEX



FEATURES

Available Square Footage	45,761
Land Square Footage	104,544
Total Office	4,559
Parking	60
Loading	4 Dock-High Loading Positions 1 Ground Level Door
Minimum Ceiling Clearance	30'
Power	2000A, 277/480V, 3P, 4W
Sprinklers	Yes
Year Built	2018
Construction	CTU
Zoning	MG

HIGHLIGHTS

New State of the Art Corporate Headquarters Building
Skylights, LED Lighting
Operating Expenses: \$.37/SF

ACCESSIBILITY

MILES TO

Los Angeles International Airport	40
Los Angeles & Long Beach Ports (both)	37
John Wayne Airport	21.9

IMMEDIATE ACCESS TO

57, 60, and 91 Freeways



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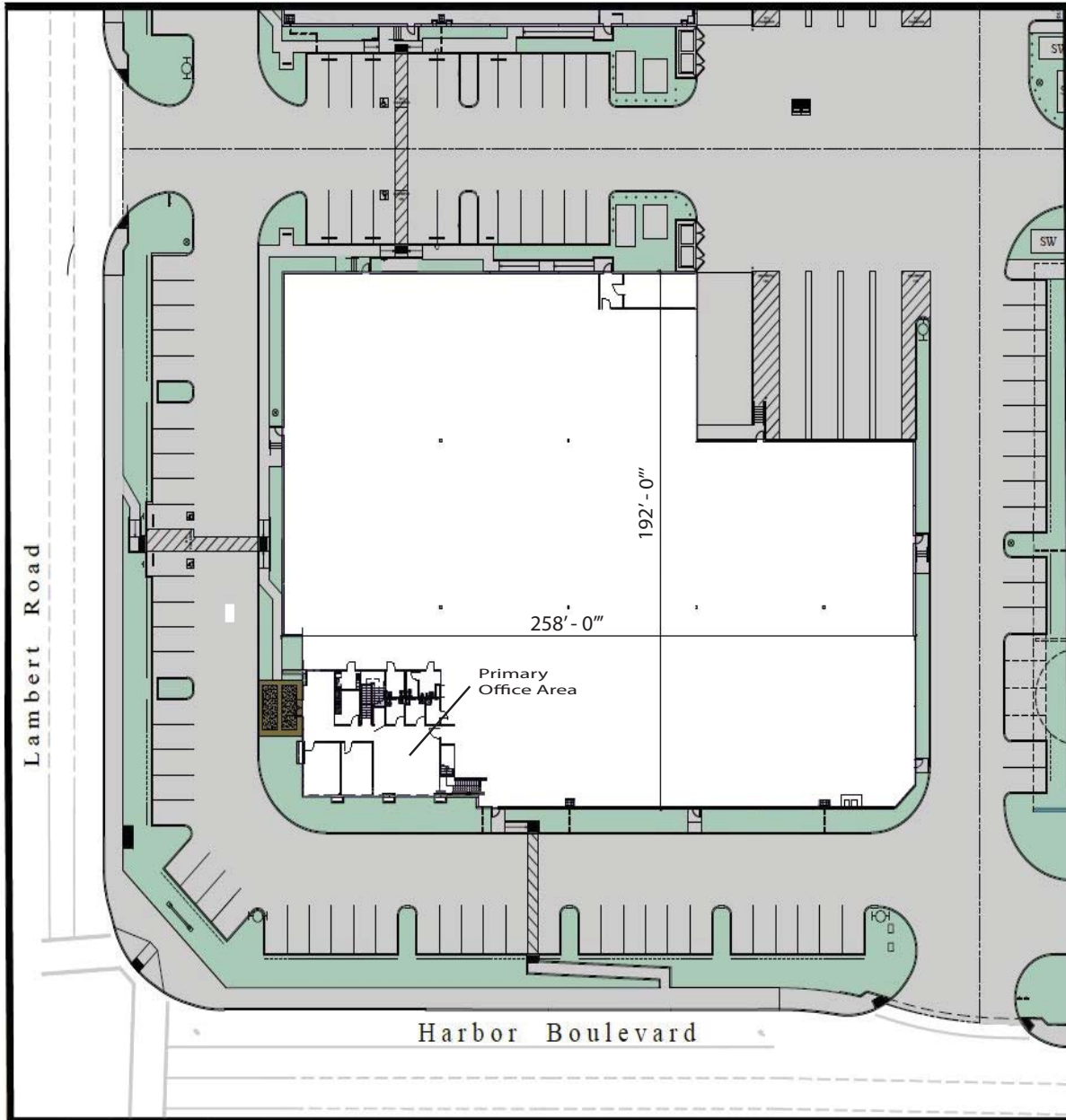


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FLOOR PLAN



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