



FOR LEASE

Beckman Business Park , Bldg 4

110 E Lambert Rd, Fullerton, CA 92835

AVAILABLE 45,761 SF Industrial Building

\$1.48/SF NNN + 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

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

HIGHLIGHTS

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



WESLEY BABI

Cal DRE Lic# 01822752

310.436.6481
 wbabi@lareminc.com



MATT GINOCCHIO

Cal DRE Lic# 01777208

310.436.6483
 mginocchio@lareminc.com



JAY JASAITIS

Cal DRE Lic# 00865169

310.436.6487
 jjasaitis@lareminc.com

310.719.1585 // www.lareminc.com
165 Savarona Way, Carson, California 90746

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

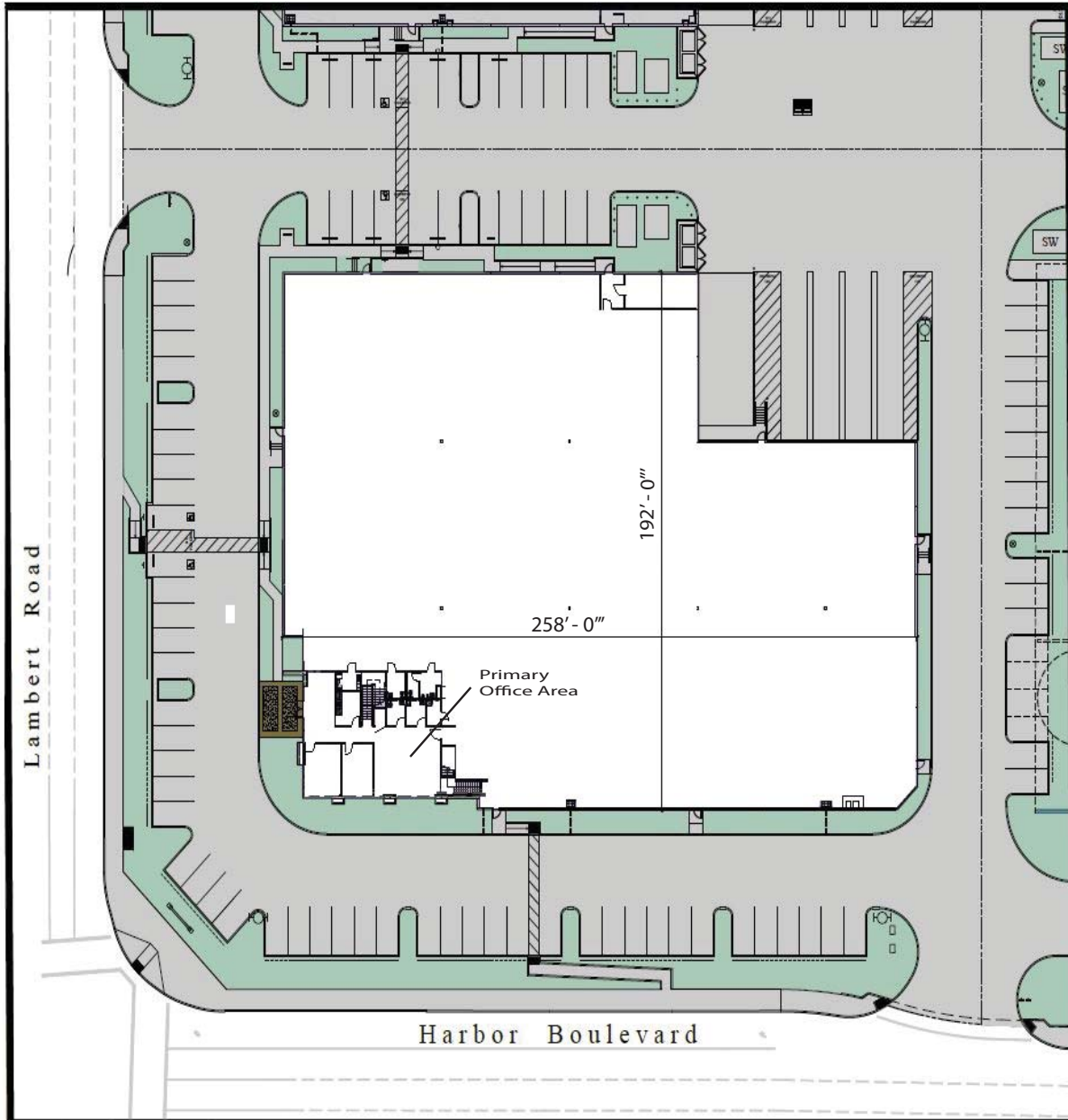


FOR LEASE

Beckman Business Park , Bldg 4

110 E Lambert Rd, Fullerton, CA 92835

FLOOR PLAN



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, options, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

310.719.1585 // www.lareminc.com
165 Savarona Way, Carson, California 90746

TRUSTED INDUSTRIAL REAL ESTATE SOLUTIONS SINCE 1993