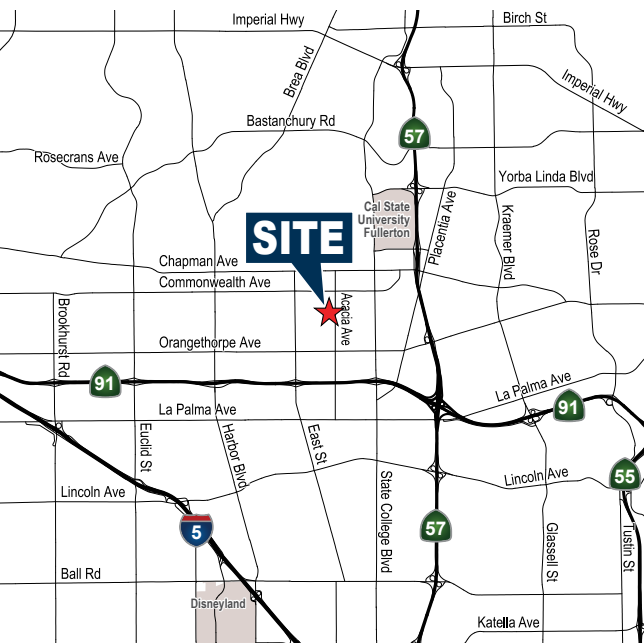


ACACIA BUSINESS PARK

351-451
S. ACACIA AVE
FULLERTON, CA 92831

Professionally Managed By:



INDUSTRIAL UNITS FOR LEASE

FOR ADDITIONAL INFORMATION:

MIKE VERNICK, SIOR
Senior Vice President
714.935.2354
Lic. #01420885
mvernick@voitco.com

TOM TERRY
Vice President
714.935.2313
Lic. #02069424
tterry@voitco.com

Voit
REAL ESTATE SERVICES

AVAILABLE UNITS



ADDRESS	TOTAL SIZE	OFFICE SIZE	ASKING RATE PSF	BASE RENT	COMMENTS
367 S. Acacia Avenue Fullerton	1,920 SF	350 SF	\$1.48	\$2,842.00 Per Month	Reception, two private offices, two restrooms, and warehouse with ground level loading door.

* There is an additional monthly CAM fee (Common Area Maintenance) equal to approximately \$0.22 PSF, subject to change.



ACACIA AVE

Available

MIKE VERNICK, SIOR

Senior Vice President 714.935.2354 Lic. #01420885 mvernick@voitco.com

TOM TERRY

Vice President 714.935.2313 Lic. #02069424 tterry@voitco.com

Voit
REAL ESTATE SERVICES

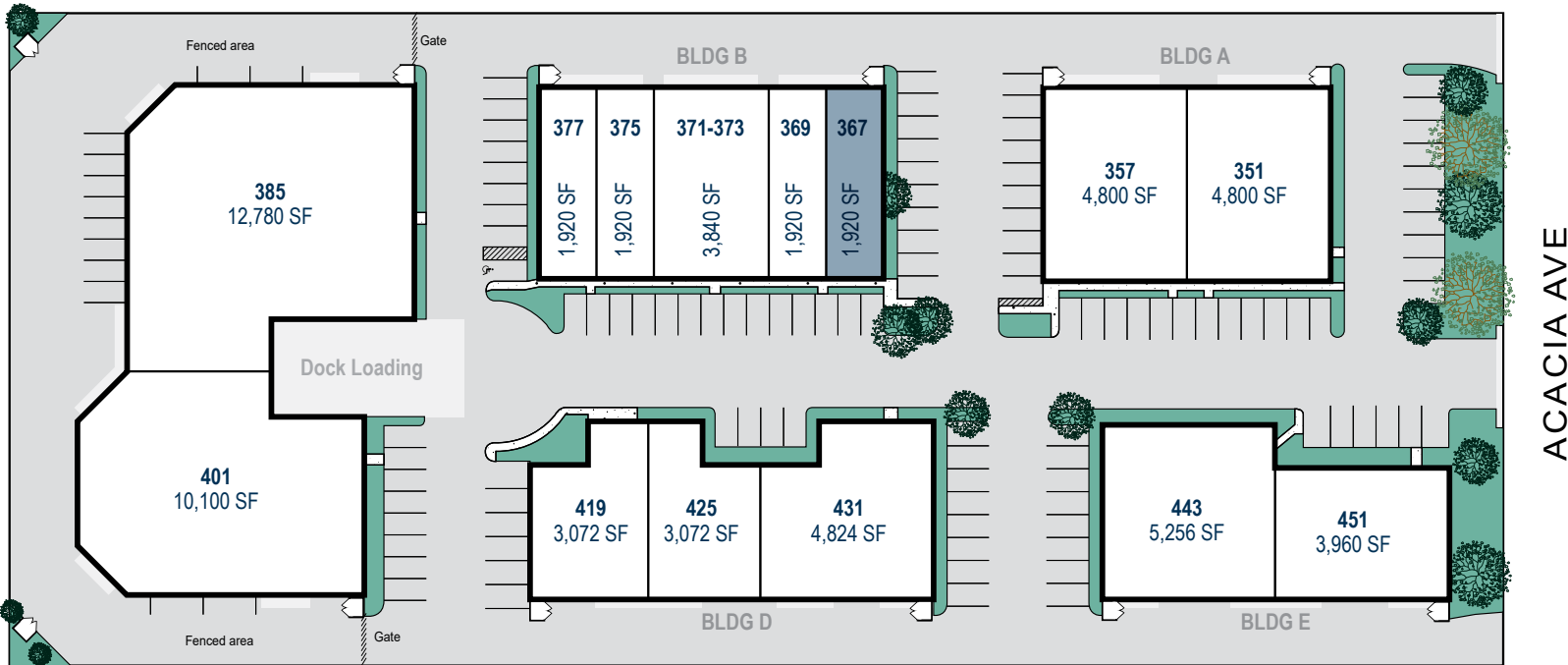
2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as a Real Estate Broker and Salesperson by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785

SITEPLAN



Available



* Site plan may not be to scale.



Pride of Ownership Asset
Professionally Managed
Business Park



±1,920 - ±12,780 SF
Industrial Units.
(Units can be combined to
accommodate a
variety of sizes.)



1.8:1,000
Parking Ratio



200 AMP, 120/208 Volt to
400 AMP, 270/480 Volt,
3 Phase Power (verify)



Fire
Sprinklers



18'-19' min.



Functional
Site Loading
and Circulation



Excellent Access
to Freeways

MIKE VERNICK, SIOR

Senior Vice President 714.935.2354 Lic. #01420885 mvernick@voitco.com

TOM TERRY

Vice President 714.935.2313 Lic. #02069424 terry@voitco.com

Voit

REAL ESTATE SERVICES

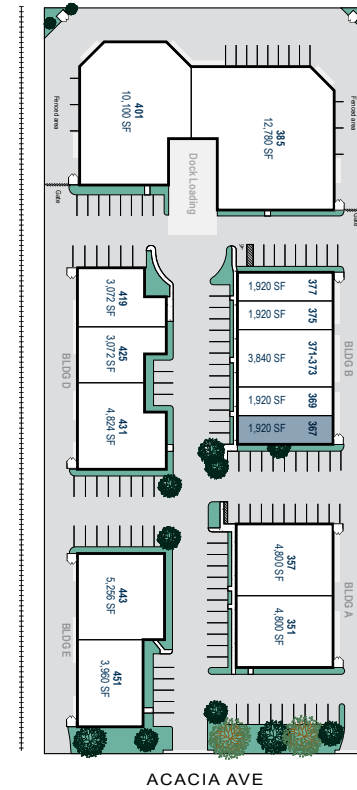
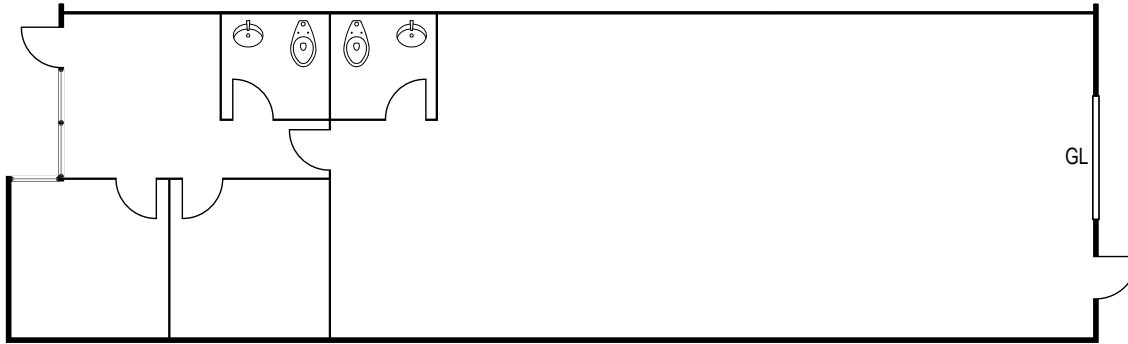
2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806

www.voitco.com

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as a Real Estate Broker and Salesperson by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785



367 S. ACACIA AVENUE



* Floor plan may not be to scale.

UNIT FEATURES:



- » ±1,920 SF Industrial Unit
- » ±350 SF of Office
- » 2 Restrooms
- » 1 Ground Level Loading Door
- » 18' of Minimum Warehouse Clearance

- » 200 Amps, 120/480 Volt Power (verify)
- » Fire Sprinklers
- » Drive Around Building
- » 1.8:1,000 Parking Ratio

±1,920 SF

±350 SF

18' MIN.

200 AMPS (VERIFY)

FIRE SPRINKLERS

21GL

MIKE VERNICK, SIOR

Senior Vice President 714.935.2354 Lic. #01420885 mvernick@voitco.com

TOM TERRY

Vice President 714.935.2313 Lic. #02069424 tterry@voitco.com

Voit
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as a Real Estate Broker and Salesperson by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785



MIKE VERNICK, SIOR

Senior Vice President 714.935.2354 Lic. #01420885 mvernick@voitco.com

TOM TERRY

Vice President 714.935.2313 Lic. #02069424 tterry@voitco.com

Voit
REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806
www.voitco.com

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Licensed as a Real Estate Broker and Salesperson by the DRE. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785