

For Sale

1134 E Valencia Drive | Fullerton, CA



NICK KRAKOWER

714.336.8647 | nick.krakower@srsre.com

CA License No. 02100512

JAMES DEREGT

949.887.2010 | james.deregt@srsre.com

CA License No. 01051405

RJ DUMKE

949.438.3986 | rj.dumke@srsre.com

CA License No. 02226306

For Sale

1134 E Valencia Drive
Fullerton, CA 92831

Property Specifications

BUILDING AREA SF

±5,450

UPGRADED OFFICE SPACE

±1,200

YEAR BUILT

1975

CLEAR HEIGHT

14'

ZONING

MG

DRIVE-INS

1

POWER: TBD

PARKING: IN COMMON

NICK KRAKOWER CA License No. 02100512
714.336.8647 | nick.krakower@srsre.com

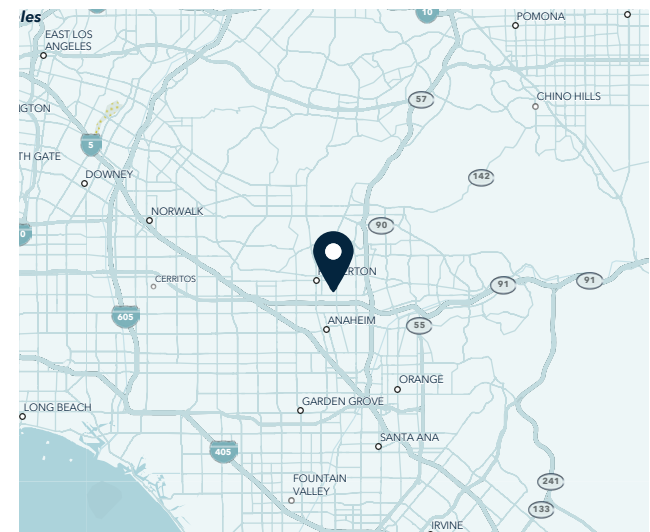
JAMES DEREGT CA License No. 01051405
949.887.2010 | james.deregt@srsre.com

RJ DUMKE CA License No. 02226306
949.438.3986 | rj.dumke@srsre.com



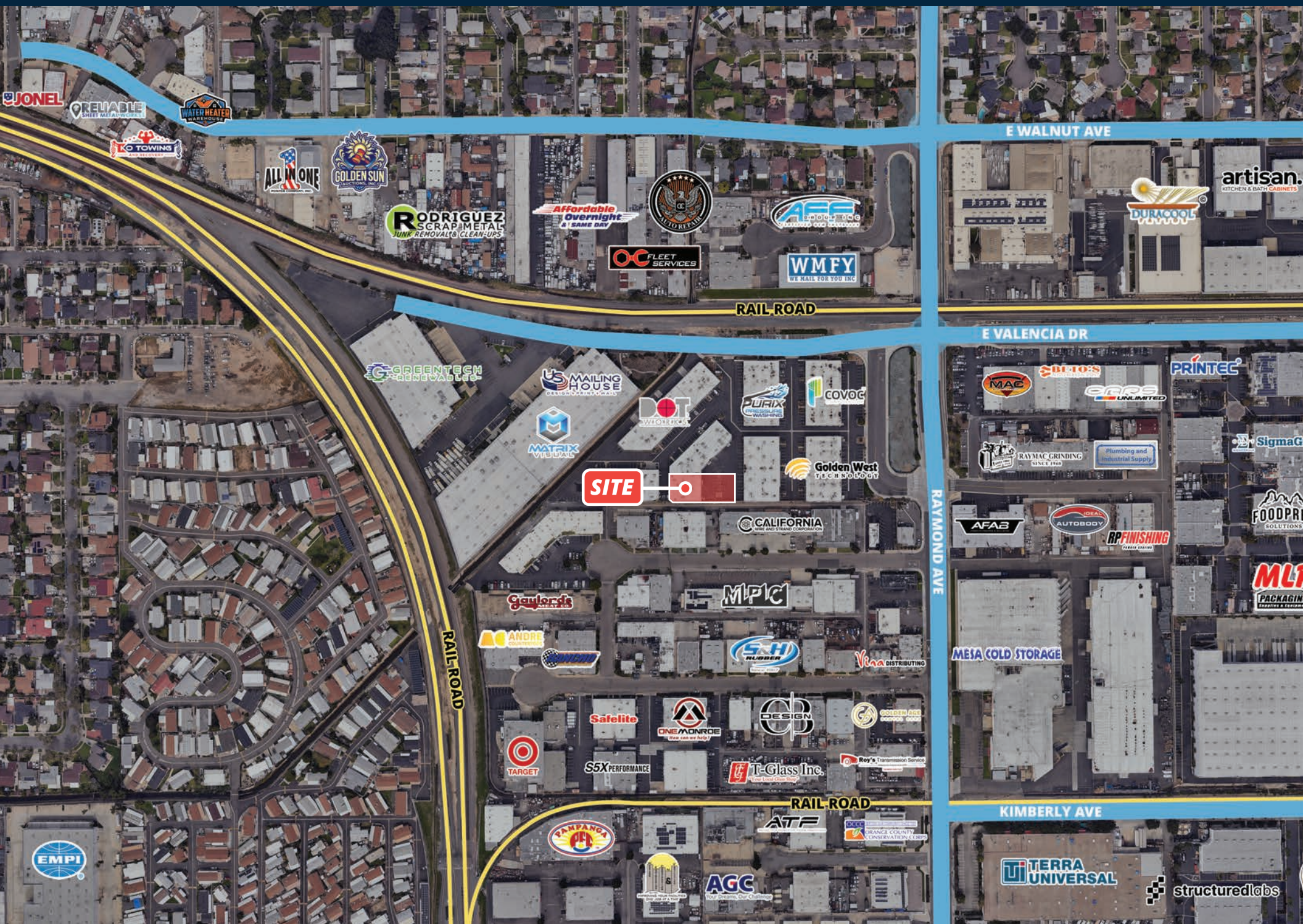
About the Property

- Located in the highly sought-after North Orange County infill market
- Convenient access to the 5, 57, and 91 Freeways, connecting to the greater Southern California logistics network
- MG zoning within an established industrial corridor serving manufacturing, distribution, contractor services, and light industrial users











SRS REAL ESTATE PARTNERS

680 Newport Center Drive, Suite 300
Newport Beach, CA 92660

Nick Krakower

Senior Vice President

714.336.8647

nick.krakower@srsre.com

CA License No. 02100512

James deRegt

Senior Vice President

949.887.2010

james.deregt@srsre.com

CA License No. 01051405

RJ Dumke

Associate

949.438.3986

rj.dumke@srsre.com

CA License No. 02226306

Broker of Record: Garrett Colburn, CA License No. 01416734, SRS Real Estate Partners, California GP, Inc.

SRSRE.COM/Industrial

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.