

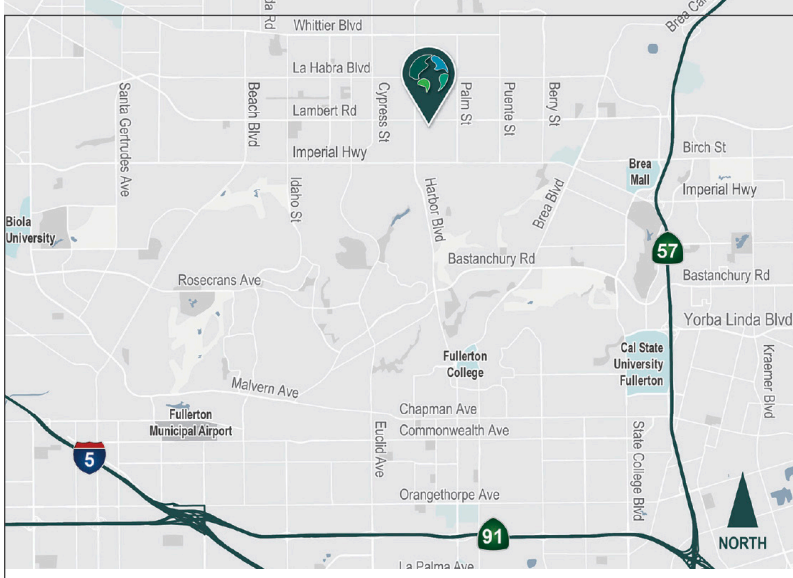
INDUSTRIAL SPACE • ±58,000 SF

WILL CONSIDER FLEXIBLE TERMS: 1- 3 + YEARS POSSIBLE.



4260 N. HARBOR BOULEVARD
FULLERTON, CA 92835

PROLOGIS BECKMAN
BUSINESS CENTER



PROPERTY FEATURES

| | |
|---------------------------|--------------------------|
| Available Space | ±58,000 SF |
| Office SF | To Suit |
| Clear Height | 32' |
| Column Spacing | 52' x 60' |
| Dock Doors | 4 |
| Drive-in Doors | 1 |
| Car Parking Spaces | TBD |
| Electrical Service | TBD |
| Sprinkler | ESFR |
| Lighting | LED Motion Sensor |

- * Modern, high-visibility Industrial Business Park
- * Convenient connectivity to the 57, 60, and 91 freeways
- * Prominent corner with prime Harbor Boulevard frontage

TOM WEST/Jonathan Mejia

twest@lee-associates.com
949.724.4749
DRE # 01097727

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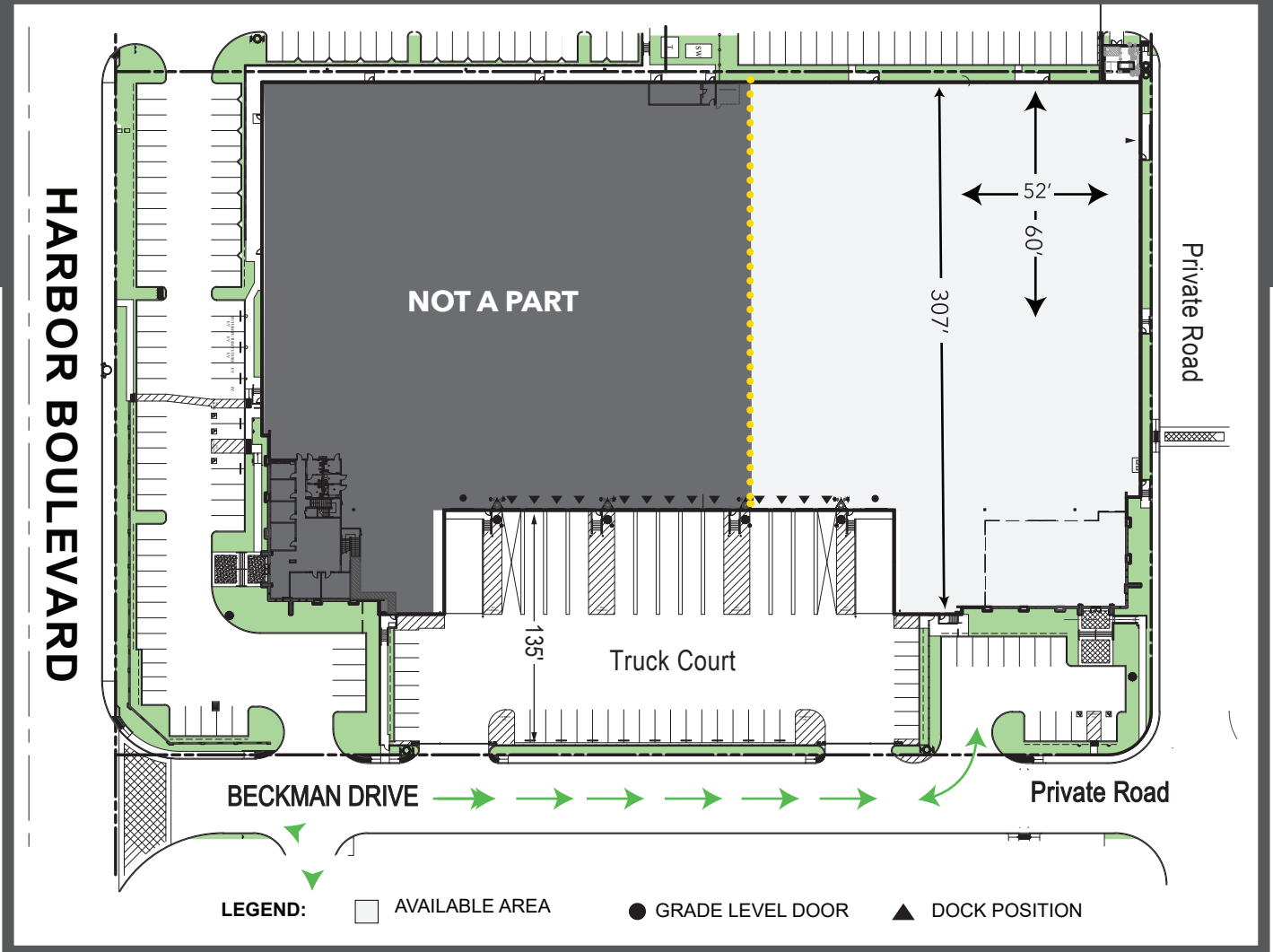
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PROPERTY AMENITIES



High-Image Industrial Distribution Building



Part of a Larger ±141,616 SF Building



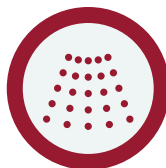
Great Freeway Access



Four (4) Dock High Doors



±32' Minimum Warehouse Clearance



ESFR Sprinkler System



Close proximity to Retail amenities



Will Consider 1 - 3 Yrs. + Sublease

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