



1ST QUARTER 2025 DELIVERY



136,218 SF AVAILABLE FOR LEASE

PREMIER WAREHOUSE DISTRIBUTION FACILITY AVAILABLE

1500 S. Raymond Ave | Fullerton, CA





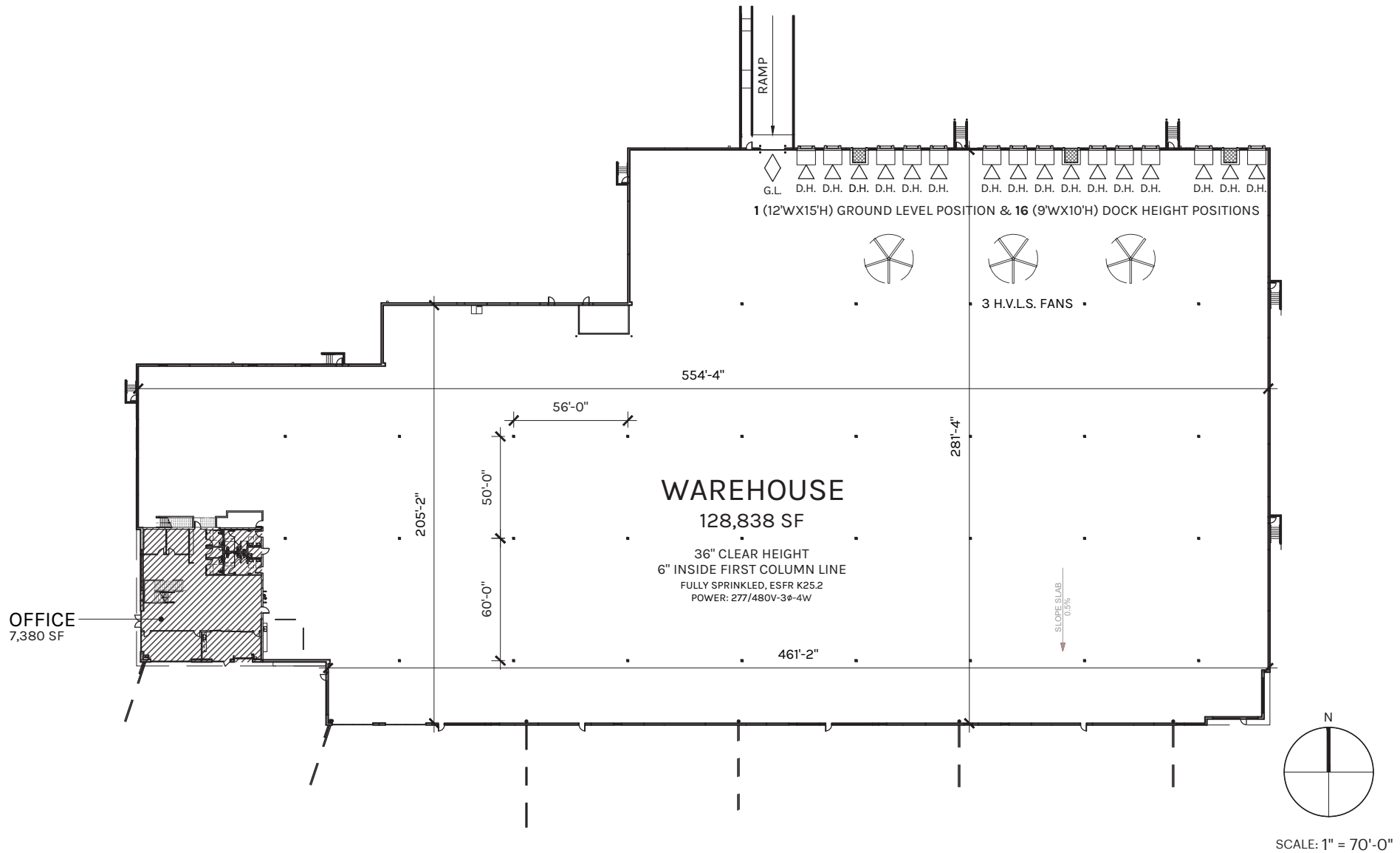
Building Features

- **TOTAL BUILDING SF: 136,218 SF**
- **WAREHOUSE SF: 128,838**
- **OFFICE SF: 7,380 SF**
- **LAND ACRES: 7.22 AC**
- **ELECTRICAL: 3000 AMP CAPABILITY, 277/480 VOLTS**
- **FIRE PROTECTION: ESFR K25.5 @ 40PSI**
- **CLEAR HEIGHT: 36'**
- **WAREHOUSE SLAB: 7" THICK, 4000 PSI**
- **DOCK HIGH DOORS: 16**
- **GRADE LEVEL DOORS: 1**
- **AUTO: 113 STALLS (EXPANDABLE TO 241)**
- **TRAILER PARKING: 40 @ 55' X 12'**
- **91 FREEWAY FRONTAGE: 215,000 VPD**
- **SECURED PRIVATE YARD**

LEED Silver/ESG Features

- **LEED/ESG FEATURES: LEED SILVER**
- **HVLS FANS**
- **TOUCHLESS PLUMBING FIXTURES**
- **ELECTRICAL OUTLETS AT EACH D.H. DOOR**
- **NEGATIVE ION GENERATORS & UV LIGHTS ON OFFICE HVAC SYSTEM**
- **THERMOSTATS & TIMERS ON WAREHOUSE EXHAUST FANS FOR NIGHT FLUSHING OF WAREHOUSE**
- **LED LIGHTING THROUGHOUT WITH OCCUPANCY & MOTION SENSORS**
- **WATER BOTTLE FILLING STATION**
- **FUTURE EV CHARGERS**
- **TPO ROOFING w/ HIGH SOLAR REFLECTIVITY VALUE**
- **100% SITE PAVING IN CONCRETE**
- **NATIVE DROUGHT TOLERANT LANDSCAPE ALL ON DRIP SYSTEM**
- **100% OF EXISTING BUILDING MATERIALS TO BE RECYCLED AND USED IN NEW CONSTRUCTION**
- **SHOWER IN OFFICE**



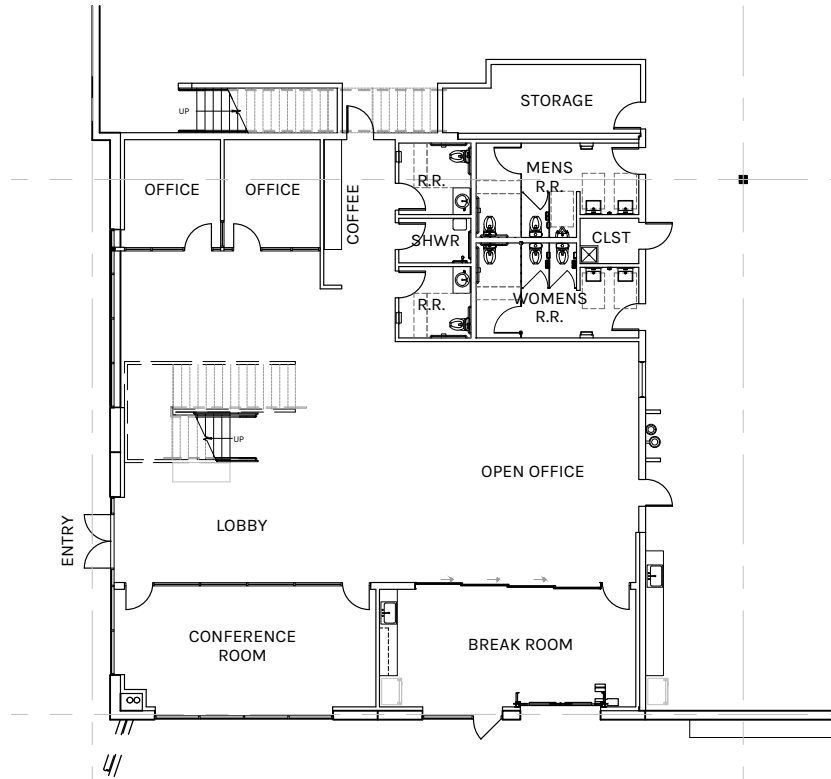


WAREHOUSE
128,838 SF

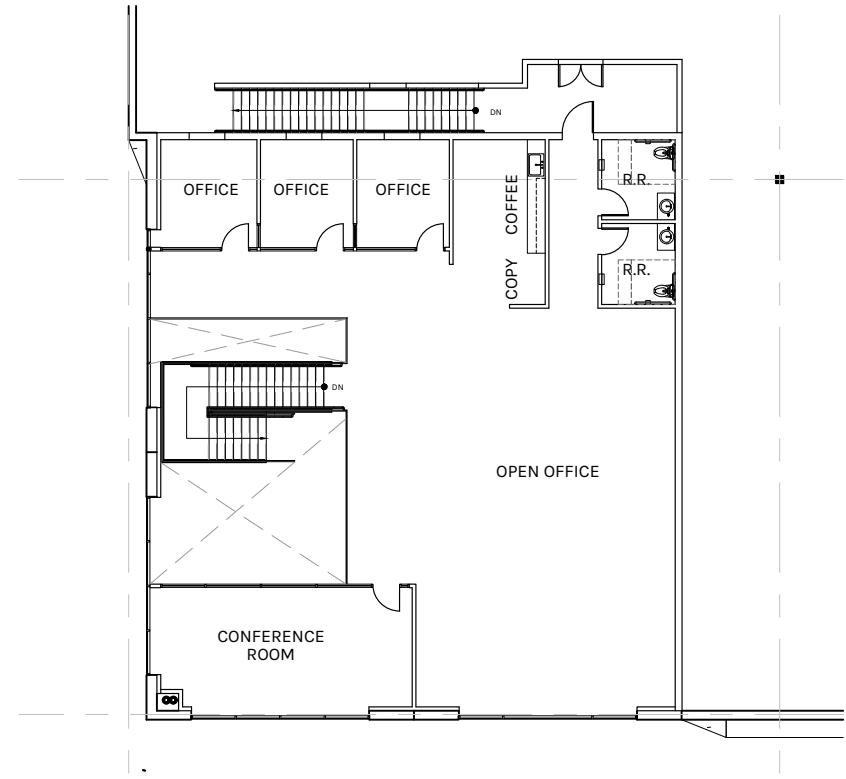
OFFICE
7,380 SF

TOTAL
136,218 SF

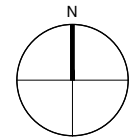
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



GROUND LEVEL OFFICE
3,896 SF



MEZZANINE LEVEL OFFICE
3,484 SF



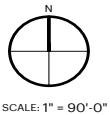
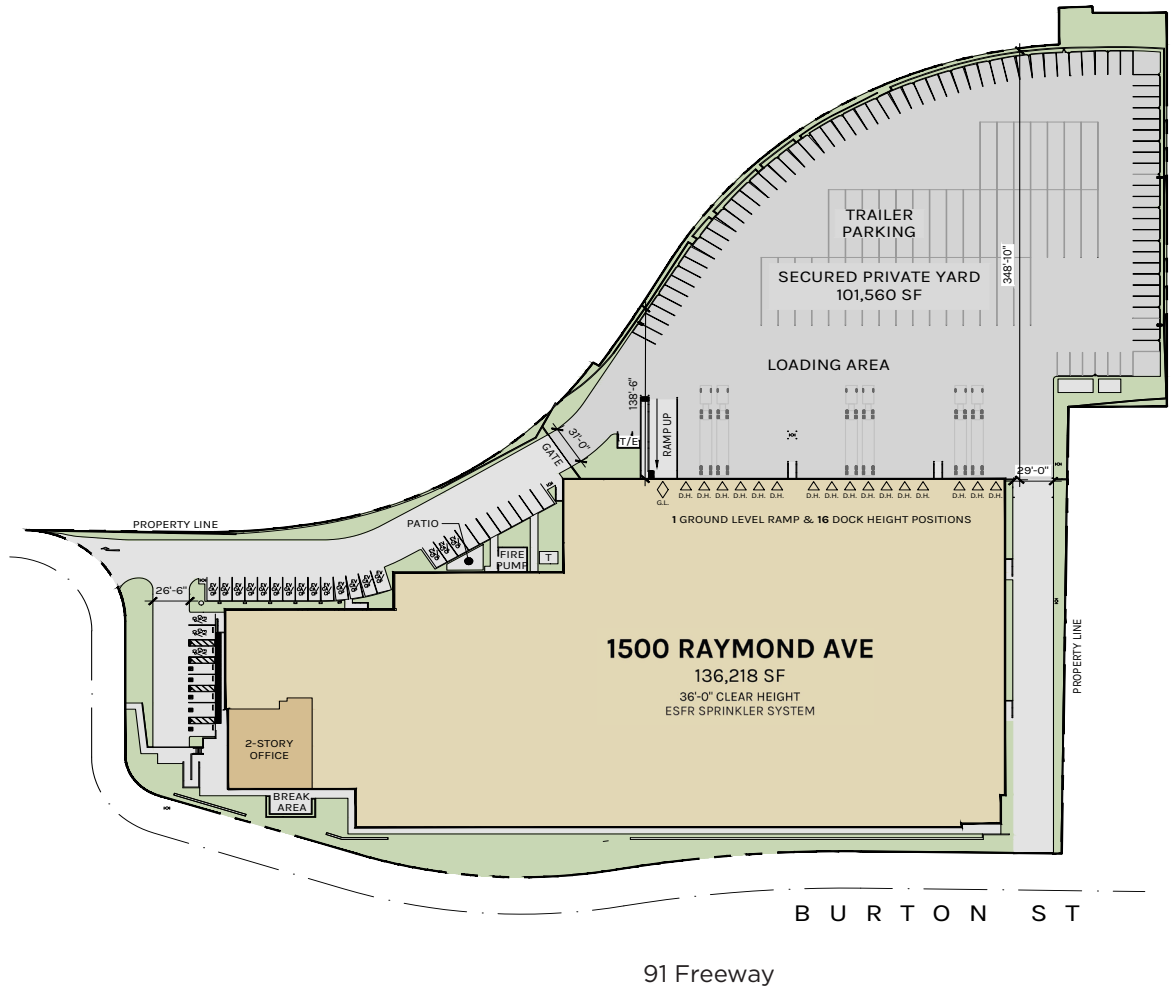
SCALE: 1" = 20'-0"

GROUND LEVEL OFFICE
3,896 SF

MEZZANINE OFFICE
3,484 SF

TOTAL
7,380 SF

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TOTAL LAND
7.22 AC

FENCED YARD
2.33 AC

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Property Location

1500 S. RAYMOND



541,374
5-Mile Radius of
Population Served

25.82 Miles
to Port of LA/Long
Beach

24.48 Miles
to Long Beach
Airport (LGB)

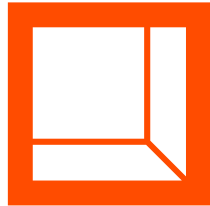
33.39 Miles
to Los Angeles
Airport (LAX)

17.83 Miles
to John Wayne
Airport (SNA)

1.29 Miles
to Nearest FedEx
Ship Center

1.43 Miles
to Nearest DHL

2.7 Miles
to Nearest UPS



**Rexford
Industrial**

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