

FOR LEASE

4275 N. PALM ST.

FULLERTON | CA 92835

ALERE 

Suite 200
±69,032 SF ±3,000 SF Office Space

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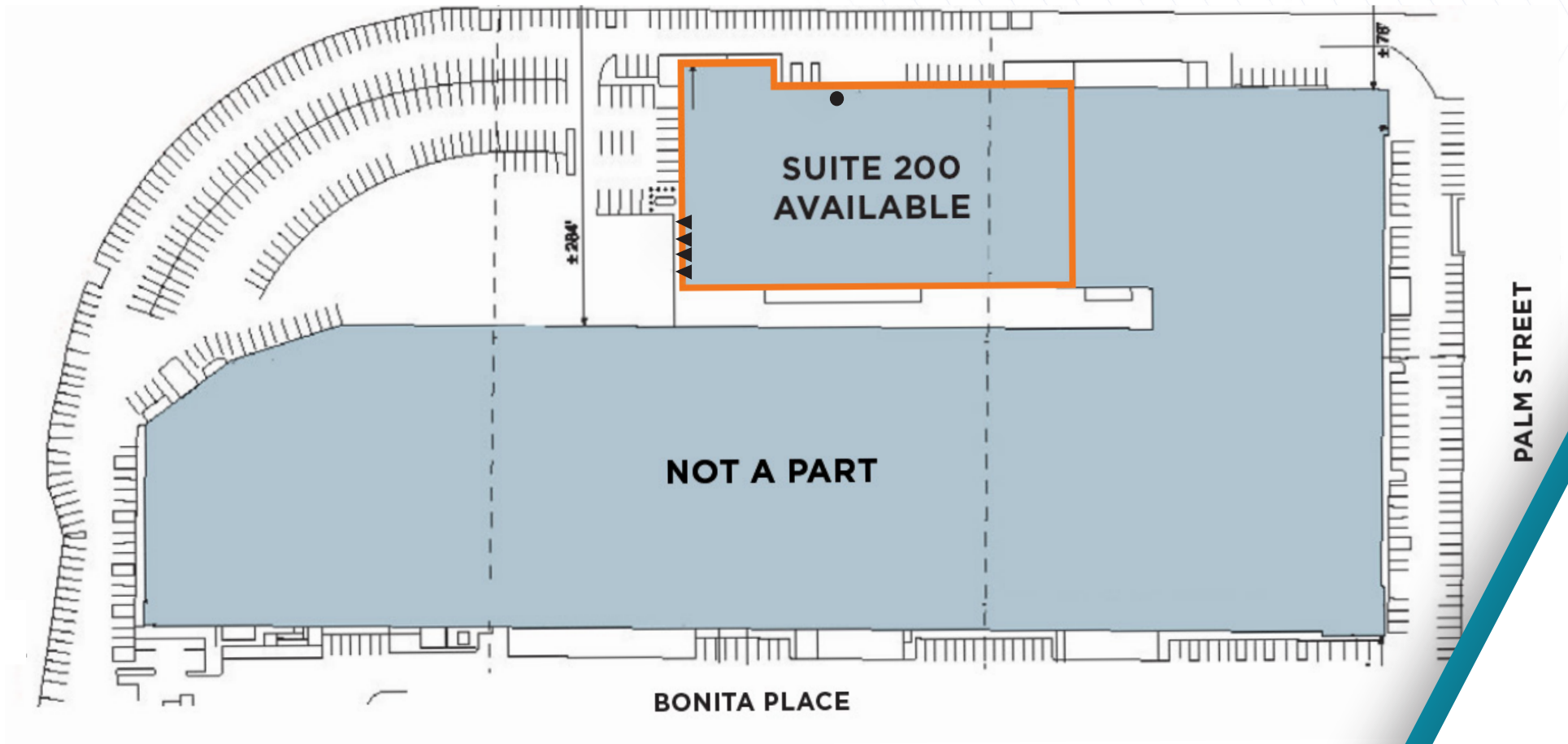
 **CUSHMAN & WAKEFIELD**

PROPERTY HIGHLIGHTS

- $\pm 69,032$ SQ. FT. PART OF LARGER INDUSTRIAL BUILDING
- $\pm 3,000$ SQ. FT. OFFICE SPACE
- $\pm 10,967$ SQ. FT. OF BONUS MEZZANINE SPACE
- 4 DOCK HIGH POSITIONS
- 1 GROUND LEVEL DOOR
- 26' CLEAR HEIGHT
- POWER: 1,200 AMPS; 480V, EXPANDABLE TO 2,400 AMPS (VERIFY)
- FENCED YARD (POSSIBLE)

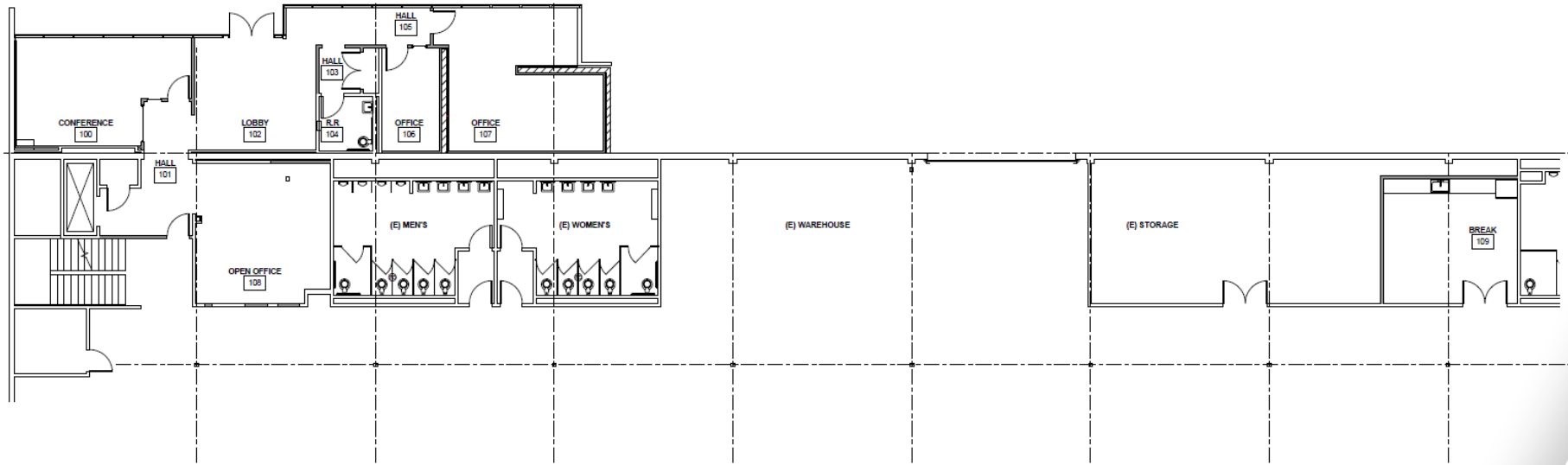


SITE PLAN



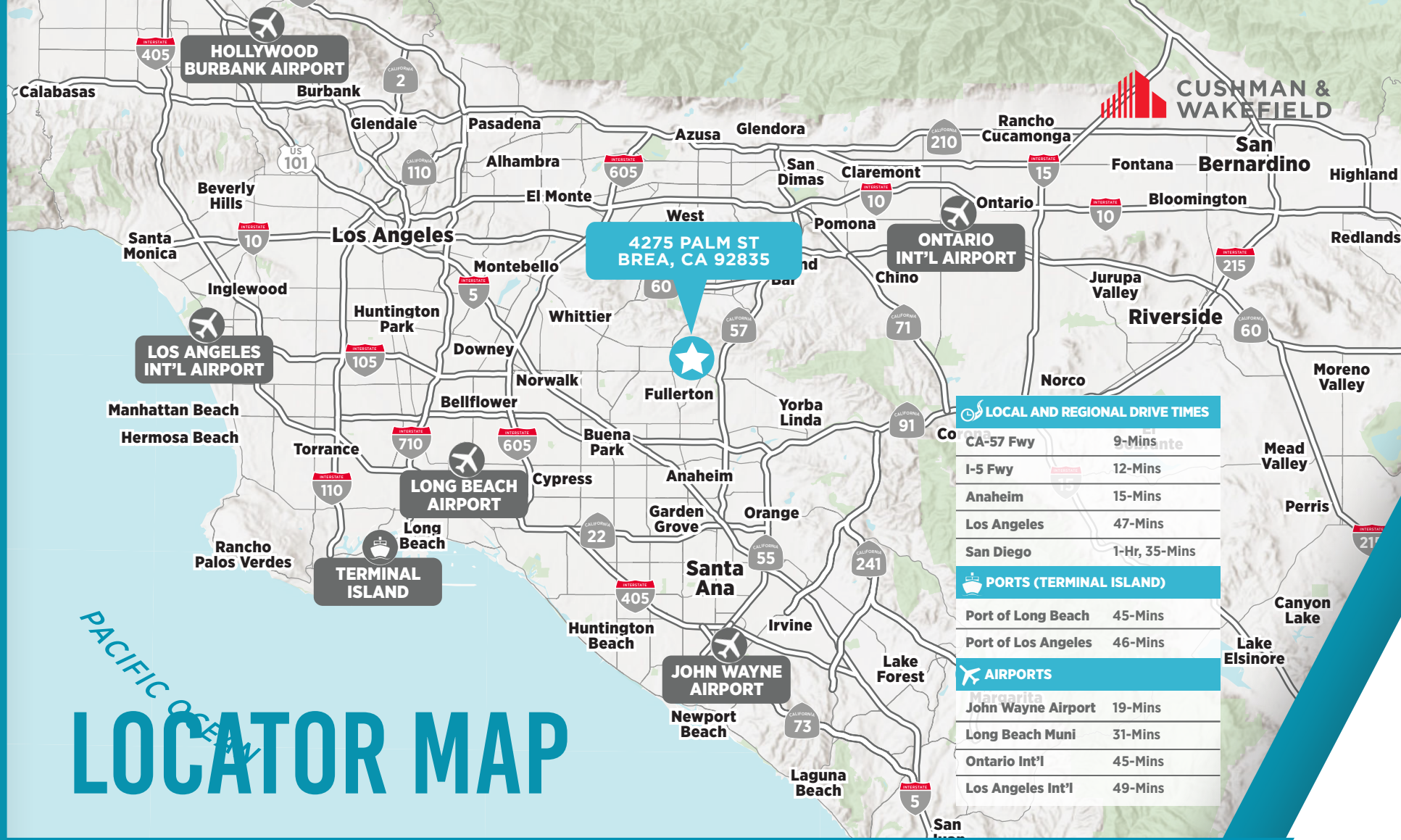
◀ = Dock High Positions

● = Ground Level



OFFICE FLOOR PLAN

LOCATOR MAP



LOCAL AND REGIONAL DRIVE TIMES	
CA-57 Fwy	9-Mins
I-5 Fwy	12-Mins
Anaheim	15-Mins
Los Angeles	47-Mins
San Diego	1-Hr, 35-Mins
PORTS (TERMINAL ISLAND)	
Port of Long Beach	45-Mins
Port of Los Angeles	46-Mins
AIRPORTS	
John Wayne Airport	19-Mins
Long Beach Muni	31-Mins
Ontario Int'l	45-Mins
Los Angeles Int'l	49-Mins

Located in Brea, California, this property is strategically positioned to service Orange County, Los Angeles County, and the Inland Empire. Conveniently located near Imperial Hwy, and S. Harbor Blvd. with quick access to the 57 freeway.

CONTACT INFO

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