

1134 & 1140 E.

VALENCIA DRIVE | FULLERTON, CA



FULLERTON EAST BUSINESS PARK INDUSTRIAL/R&D UNITS

FOR SALE 3,321 & 5,450 SQ. FT.

For More information:
J.R. Williamson, Senior Vice President
949.468.2377 * jrw@naicapital.com CA DRE #01006674

Paul Fisher, Senior Vice President
949.468.2324 * pfisher@naicapital.com CA DRE #01302114

1134 & 1140 E.

VALENCIA DRIVE | FULLERTON, CA



UNIT AMENITIES

- 16' foot warehouse clearance
- Private and open collaborative work space
- Clean rooms available
- Assigned Parking
- Coffee Bar/Kitchen
- Men & Women's Restrooms
- 200-600 amps, 3 phase power distribution

PROJECT AMENITIES

- 2:1 Surface Free Parking
- Campus Design Project
- Grade level loading doors
- Single Level Project
- Convenient freeway access to the 91 and 57 freeway

PROPERTY DESCRIPTION

ADDRESS	UNIT SIZE	DESCRIPTION	PRICE	TOTAL PRICE
1134 Valencia Drive, 7D Fullerton,	5,450	Reception area, 6 private offices, coffee bar, 2 restrooms and 1 GL door	\$230.00	\$1,253,500
1140 Valencia Drive, 7A Fullerton	3,321	Reception area, 1 private office, 1 GL door and 600 amps	\$248.27	\$813,645

J.R. WILLIAMSON, SENIOR VICE PRESIDENT
 949.468.2377 • jrw@naicapital.com • CA DRE #01006674

PAUL FISHER, SENIOR VICE PRESIDENT
 949.468.2324 • pfisher@naicapital.com • CA DRE #01302114