

7,100 ± TOTAL SF, 22' CEILING, CLEAR SPAN,  
3,500 ± SF SPRINKLERS  
WAREHOUSE 400A/120 - 208V 3PH

## OWNER / USER OPPORTUNITY

INDUSTRIAL,  
M-P FULLERTON

SALE / LEASE / LEASE  
TO PURCHASE / SELLER  
CARRY OPTION + INQUIRE



Actual Site

615 S STATE COLLEGE BLVD - UNIT 10B, FULLERTON CA

OWNER/USER OPPORTUNITY | FULLERTON, CA

NET  
LEASE  
PARTNERS.®

# EXCLUSIVELY MARKETED

**615 S STATE COLLEGE BLVD - UNIT 10B (FULLERTON CA)**

**OWNER / USER  
OPPORTUNITY**

**LEAD CONTACT**

**Shala Brown**

Value Net Lease

D: (949) 946-5790

SBrown@valuenetlease.com

CA License # 02224658

**Dawn Taylor**

Value Net Lease

D: (949) 332-2069

DTaylor@valuenetlease.com

CA License # 02167171



*Actual Site*

# INVESTMENT HIGHLIGHTS

615 S STATE COLLEGE BLVD - UNIT 10B (FULLERTON CA)

OWNER / USER  
OPPORTUNITY



## STRATEGIC LOCATION & MARKET ACCESS

- Centrally located within the Fullerton Industrial Park in Orange County, CA.
- 0.9 miles to Hwy 91, 1.3 miles to Hwy 57, 6 miles to I-5, and 4.6 miles to Hwy 55.
- Easy access to regional transportation corridors including the 605 Freeway.
- Close proximity to the Ports of Los Angeles and Long Beach, as well as John Wayne Airport and LAX.
- Excellent truck circulation and vehicle access throughout the business park.

## TURNKEY & LOW CAPITAL REQUIREMENTS

- Fully updated ±7,100 SF of office and warehouse space.
- Rare turnkey opportunity with partial furnishings for immediate occupancy
- Low CapEx requirements minimize upfront investment.
- Sprinklered warehouse with clear span layout and 18' ceiling height.
- Equipped with 400a/120-208v 3-phase power.

## OWNER/USER OR INVESTMENT FLEXIBILITY

- Ideal for owner/user occupancy or tenant use.
- Multiple transaction structures available: sale, lease, lease-to-purchase, or seller carry option.
- Opportunity Zone designation offers potential tax benefits.
- Well-managed industrial park with professional landscaping and ample parking ratio of 5.68/1,000 SF.
- Flexible space suitable for a wide variety of industrial, office, or distribution users.

# FINANCIAL SUMMARY

615 S STATE COLLEGE BLVD - UNIT 10B (FULLERTON CA)

# OWNER / USER OPPORTUNITY

## PRICING SUMMARY

PROPERTY ADDRESS	615 S State College Blvd - Unit 10B, Fullerton CA
OPPORTUNITY TYPE	Owner/User Opportunity
PRICE PER ACRE	\$17.50 per SF, I/G
APPROX. BUILDING SIZE	7,100+/- SF
YEAR BUILT/RENOVATED	1980/2023
ZONING	Commercial, Industrial (Condo)

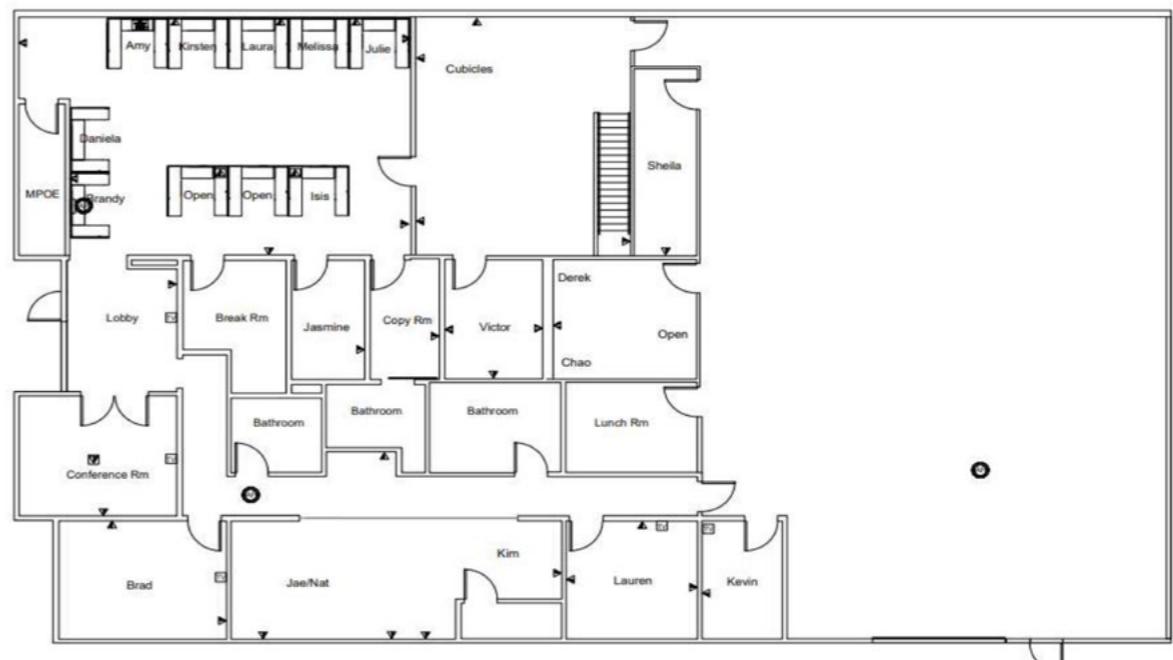


SALE / LEASE / LEASE TO PURCHASE / SELLER CARRY OPTION | TURNKEY - LOW CAPEX REQUIREMENT

## DEMOGRAPHIC SUMMARY

	3 MILE	5 MILE	7 MILE
POPULATION	204,776	504,954	949,766
TOTAL HOUSEHOLDS	65,811	160,510	298,605
AVERAGE HHI	\$121,778	\$131,063	\$131,372
MEDIAN HHI	\$94,580	\$101,290	\$102,758
MEDIAN HOUSE VALUE	\$789,752	\$833,150	\$829,680

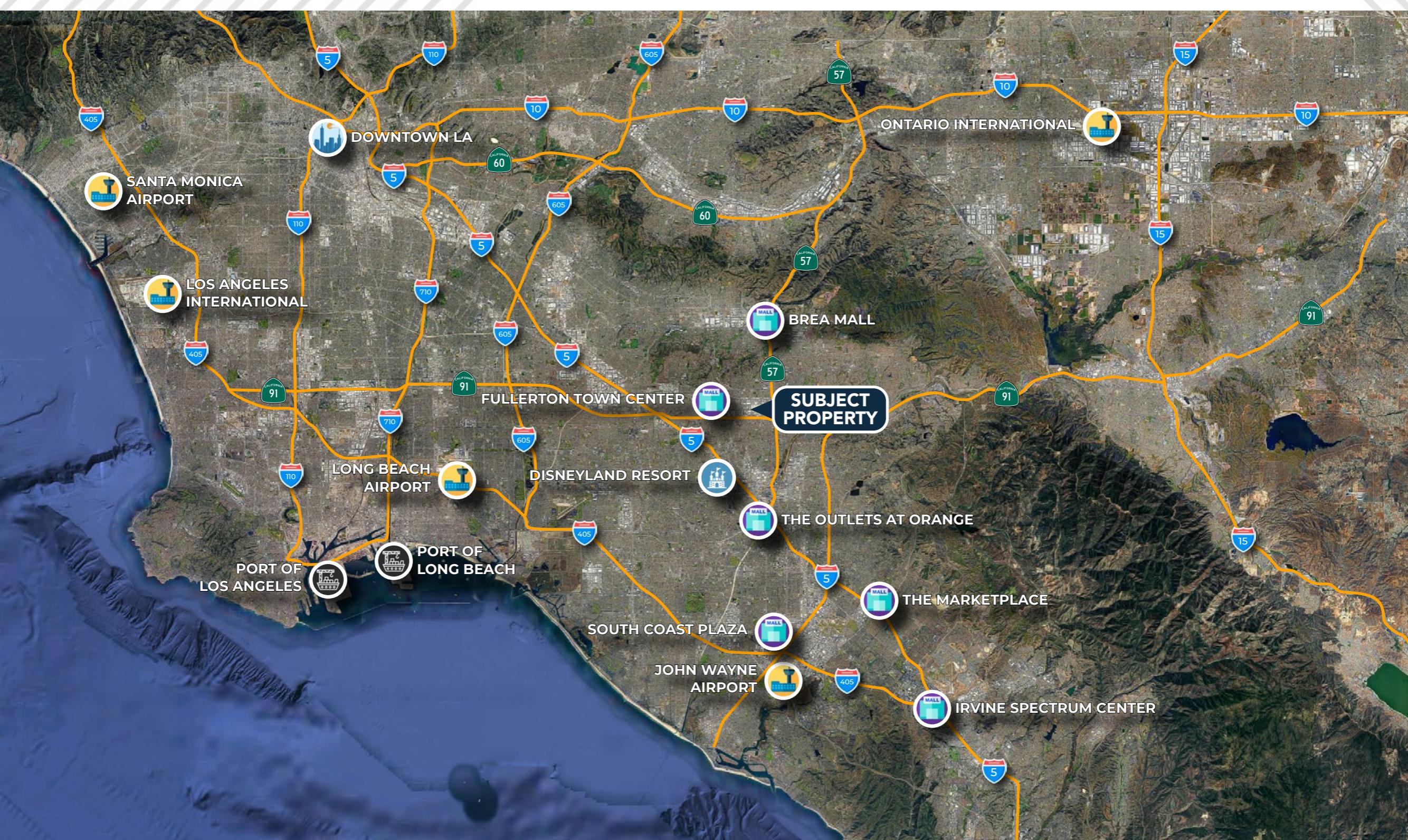
Floor Plan - 1st Floor



# SATELLITE MAP

615 S STATE COLLEGE BLVD - UNIT 10B (FULLERTON CA)

OWNER / USER  
OPPORTUNITY



# LOCAL MARKET

615 S STATE COLLEGE BLVD - UNIT 10B (FULLERTON CA)



# OWNER / USER OPPORTUNITY

## INDUSTRIAL BUILDING IN FULLERTON, CA

The 1.5 million-square-foot building in Fullerton refers to the Goodman Logistics Center, a major industrial campus located at 2001 E Orangethorpe Ave.

Built on a 66-acre site formerly occupied by a Kimberly-Clark facility, it includes four modern warehouse buildings ranging from 174,000 to 538,000 sq ft each.

The project is designed for logistics and distribution, featuring 40-foot clear heights, expansive truck courts, and sustainability-focused construction. Major tenants include Samsung, Sprouts Farmers Market, and Bandai Namco.

Strategically located near the 91 and 57 freeways, the center supports efficient regional distribution and is estimated to have created over 1,600 jobs—substantially more than the prior use of the site.

## ORANGE COUNTY, CA

Orange County is one of the most dynamic economic regions in the United States, with a population exceeding 3.1 million.

Anchored by major employment centers in Irvine, Anaheim, and Costa Mesa, the county supports a highly diversified economy spanning technology, tourism, healthcare, education, and finance.

It is home to renowned attractions such as Disneyland Resort, Angel Stadium, and Honda Center, as well as major retail and lifestyle destinations like South Coast Plaza.

The county's transportation infrastructure provides seamless connectivity via Interstates 5 and 405, Highways 55, 57, and 91, and the John Wayne Airport, with proximity to the Ports of Los Angeles and Long Beach further enhancing global trade access.

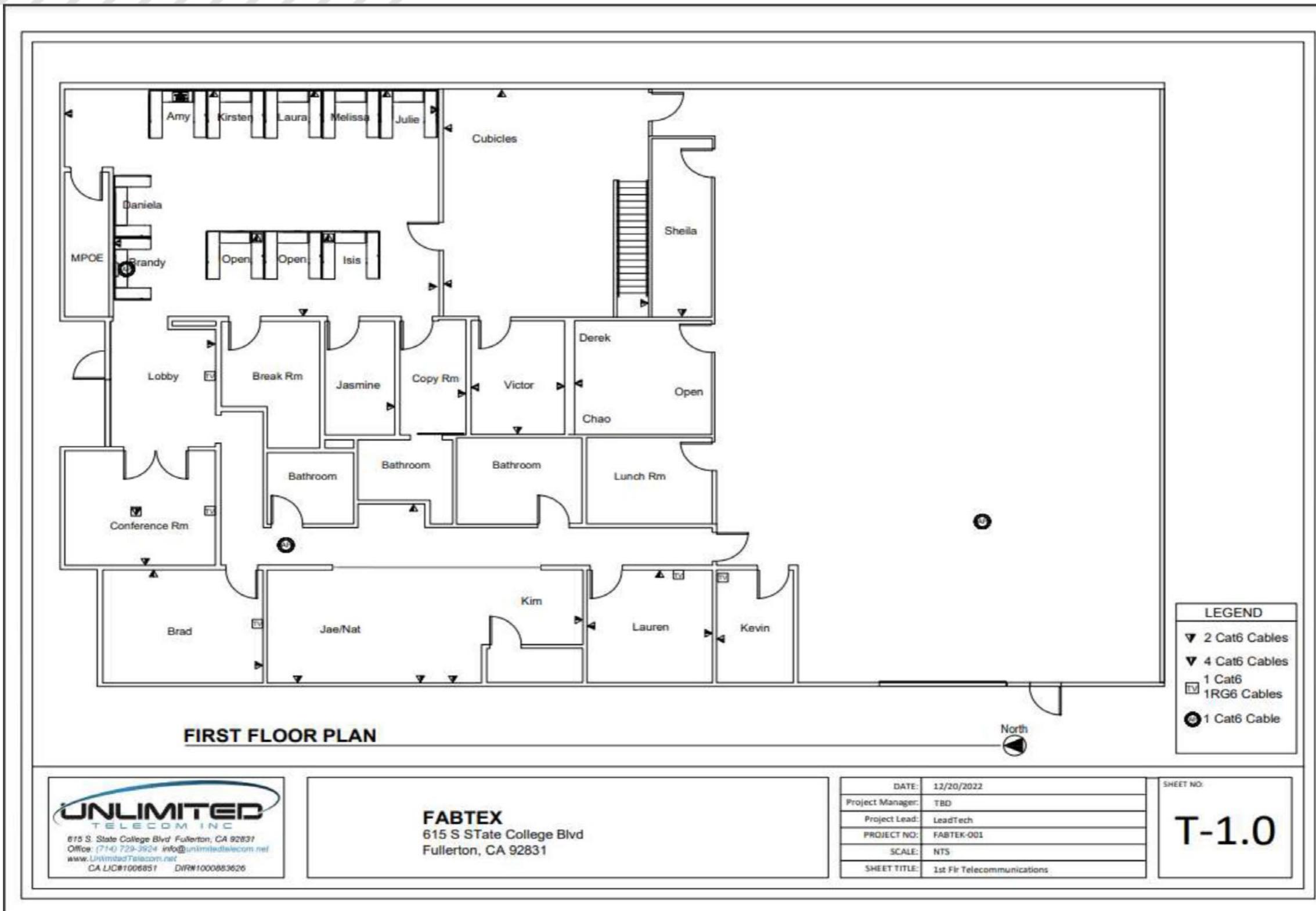
Orange County consistently ranks among the top U.S. markets for quality of life, with its coastal climate, beaches, and cultural amenities attracting businesses and residents alike.

For investors, Orange County offers a resilient market environment, steady population growth, and strong long-term demand across commercial and residential real estate sectors.

# FLOOR PLAN - 1ST FLOOR

615 S STATE COLLEGE BLVD - UNIT 10B (FULLERTON CA)

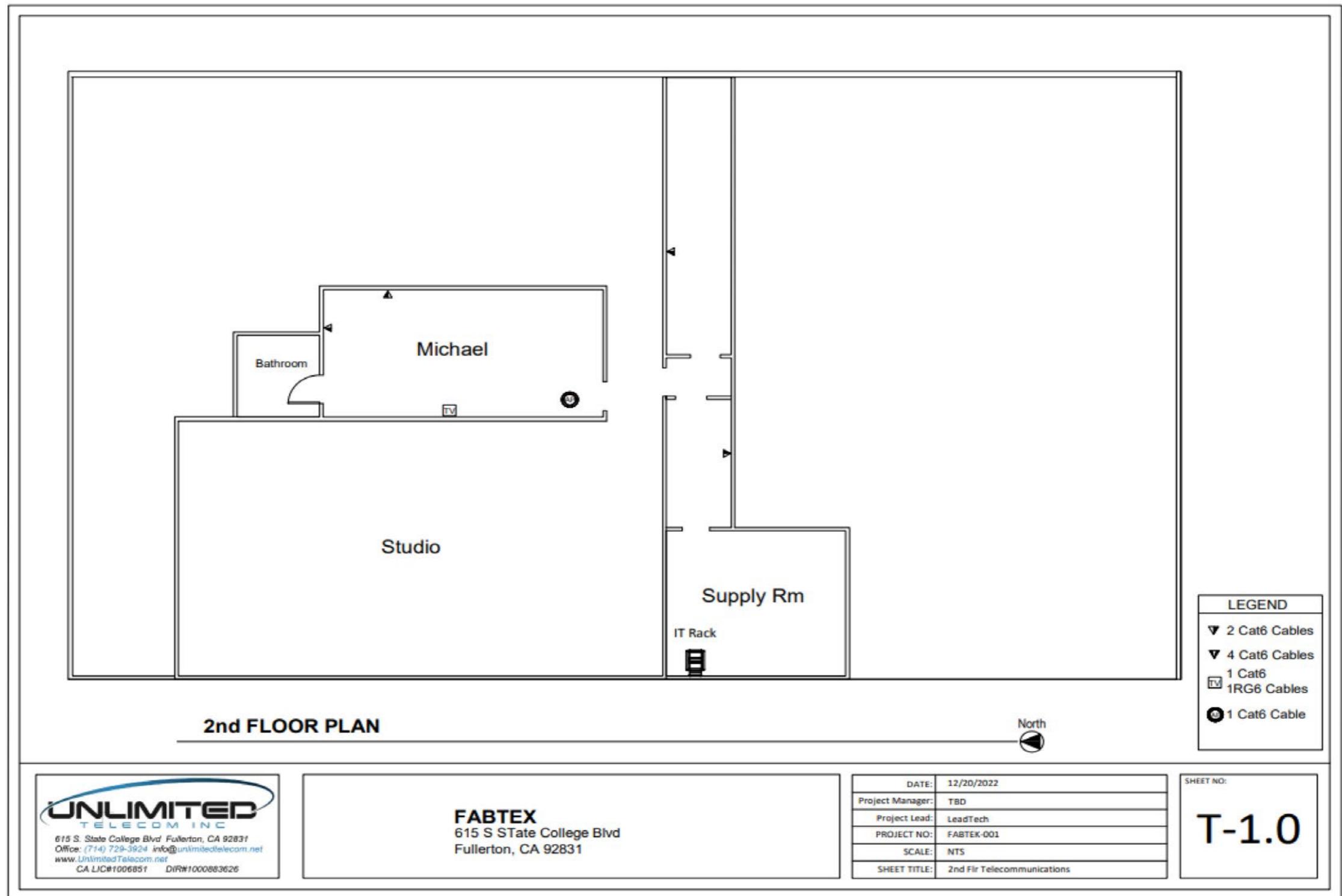
OWNER / USER  
OPPORTUNITY



# FLOOR PLAN - 2ND FLOOR

615 S STATE COLLEGE BLVD - UNIT 10B (FULLERTON CA)

OWNER / USER  
OPPORTUNITY



# PROPERTY PHOTO

615 S STATE COLLEGE BLVD - UNIT 10B (FULLERTON CA)

OWNER / USER  
OPPORTUNITY



# PROPERTY PHOTOS

615 S STATE COLLEGE BLVD - UNIT 10B (FULLERTON CA)

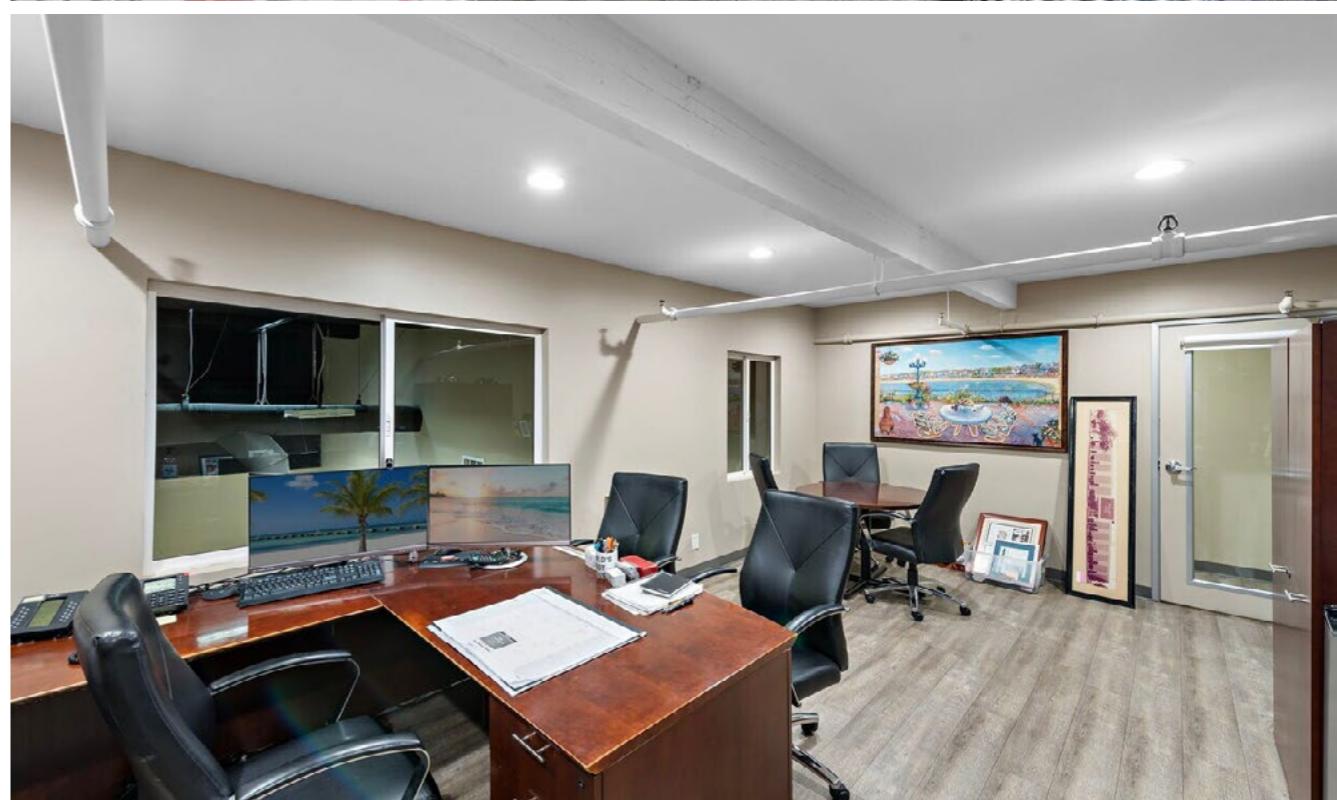
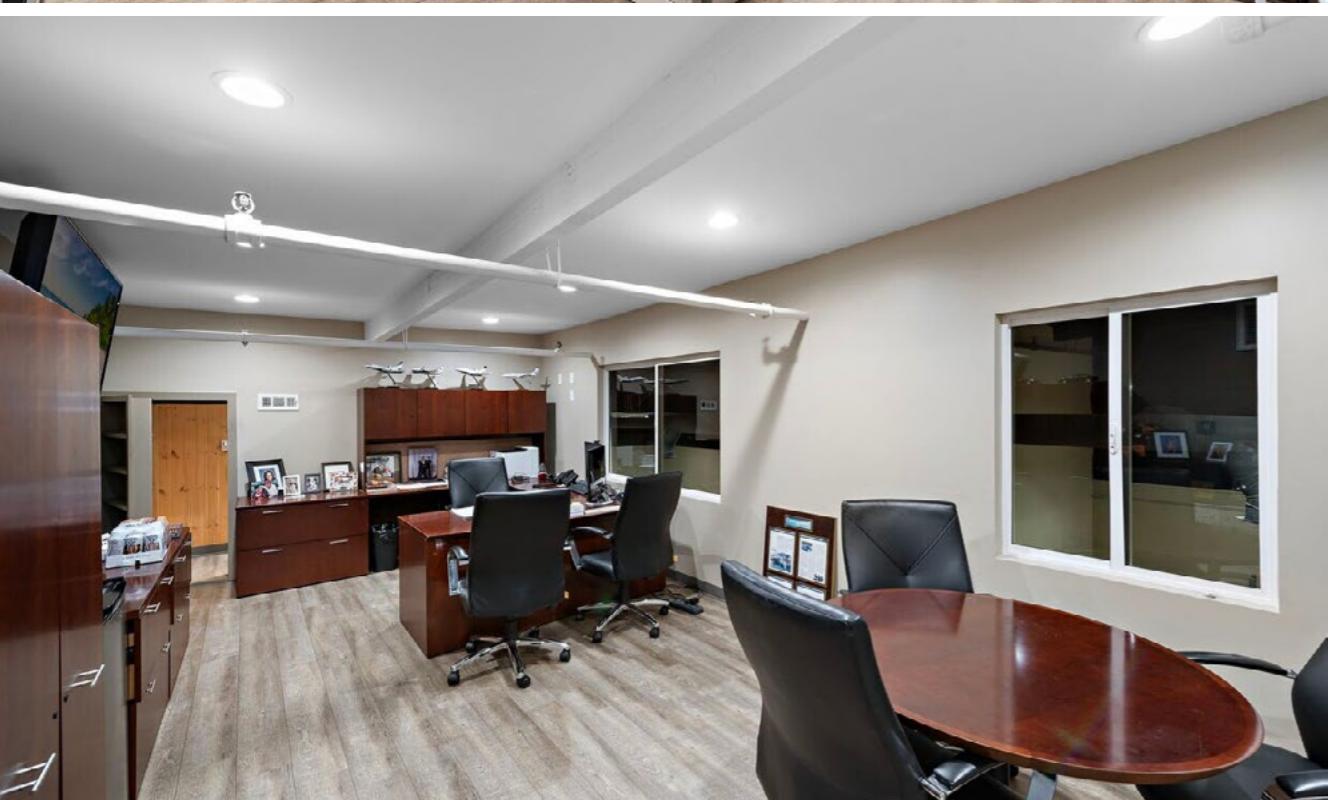
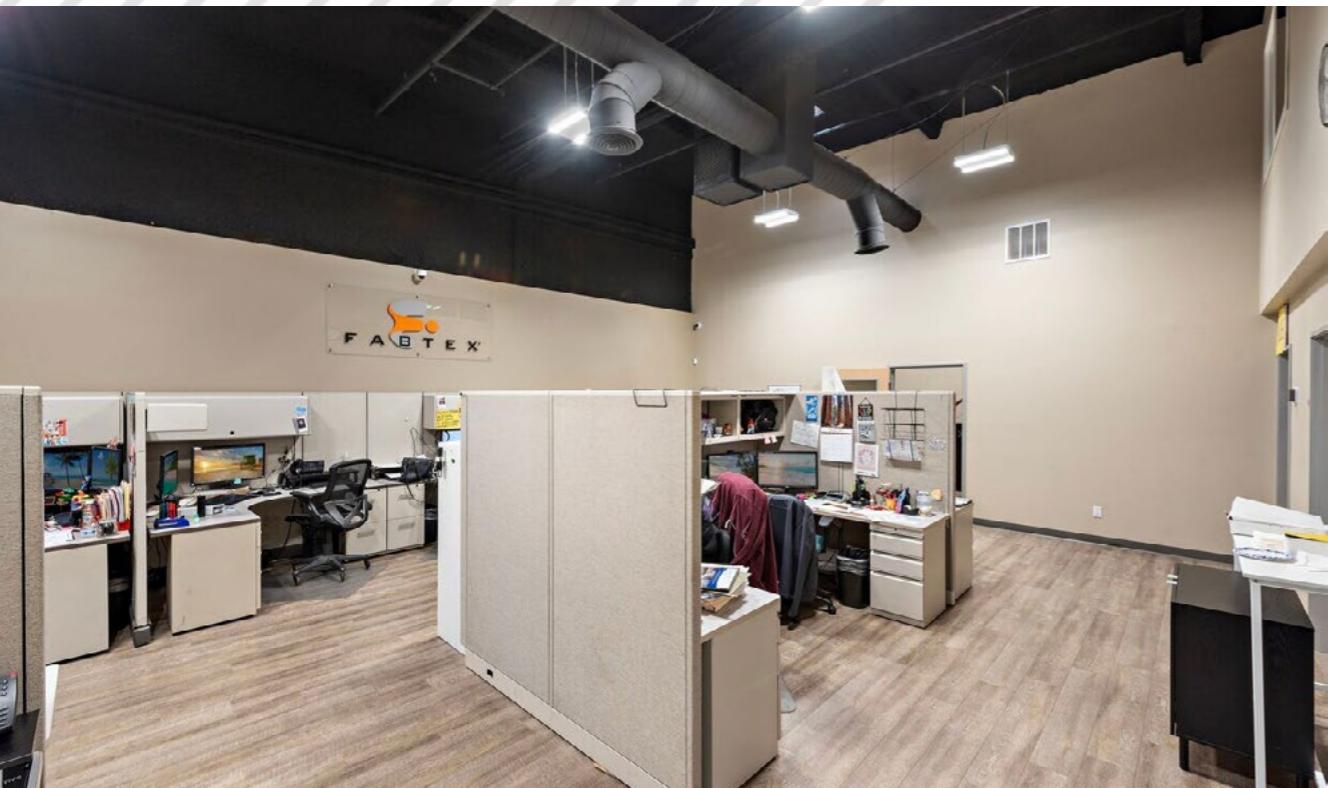
OWNER / USER  
OPPORTUNITY



# PROPERTY PHOTOS

615 S STATE COLLEGE BLVD - UNIT 10B (FULLERTON CA)

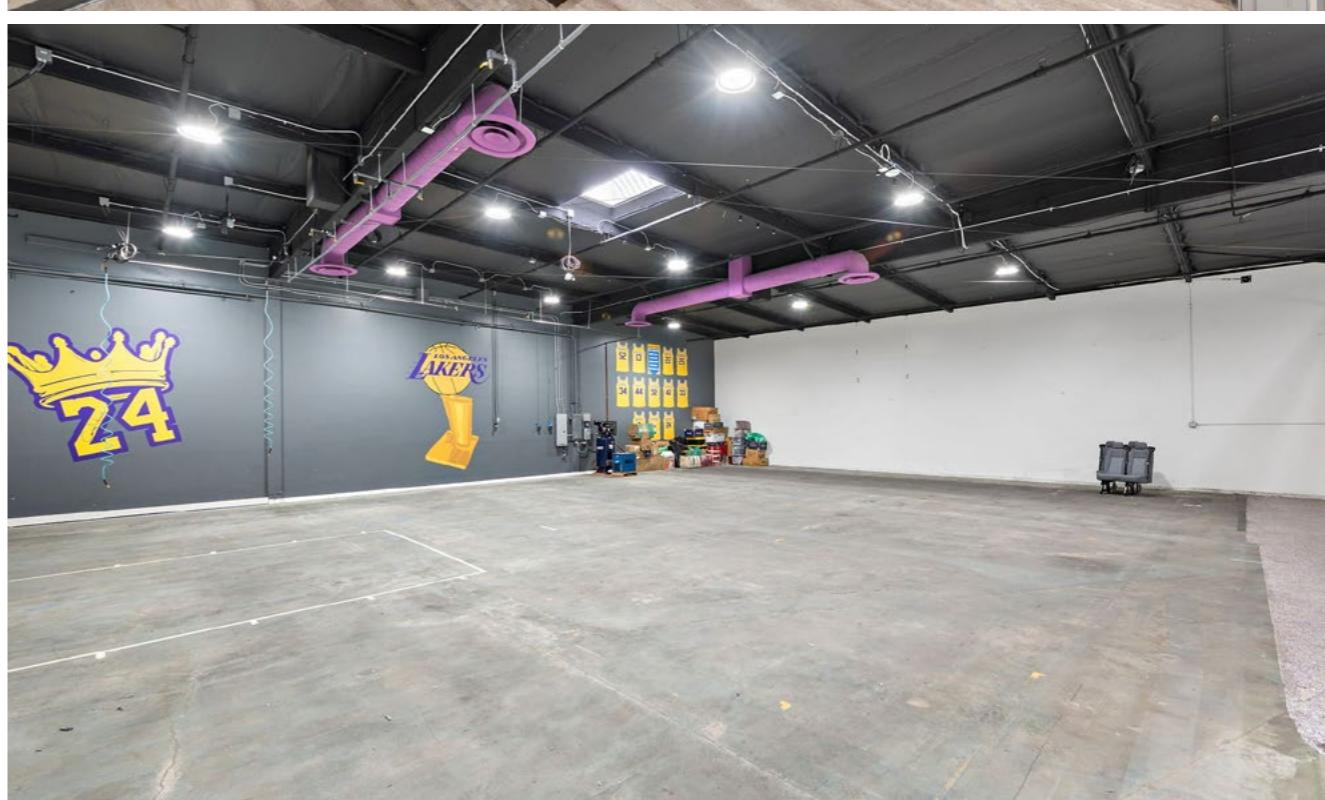
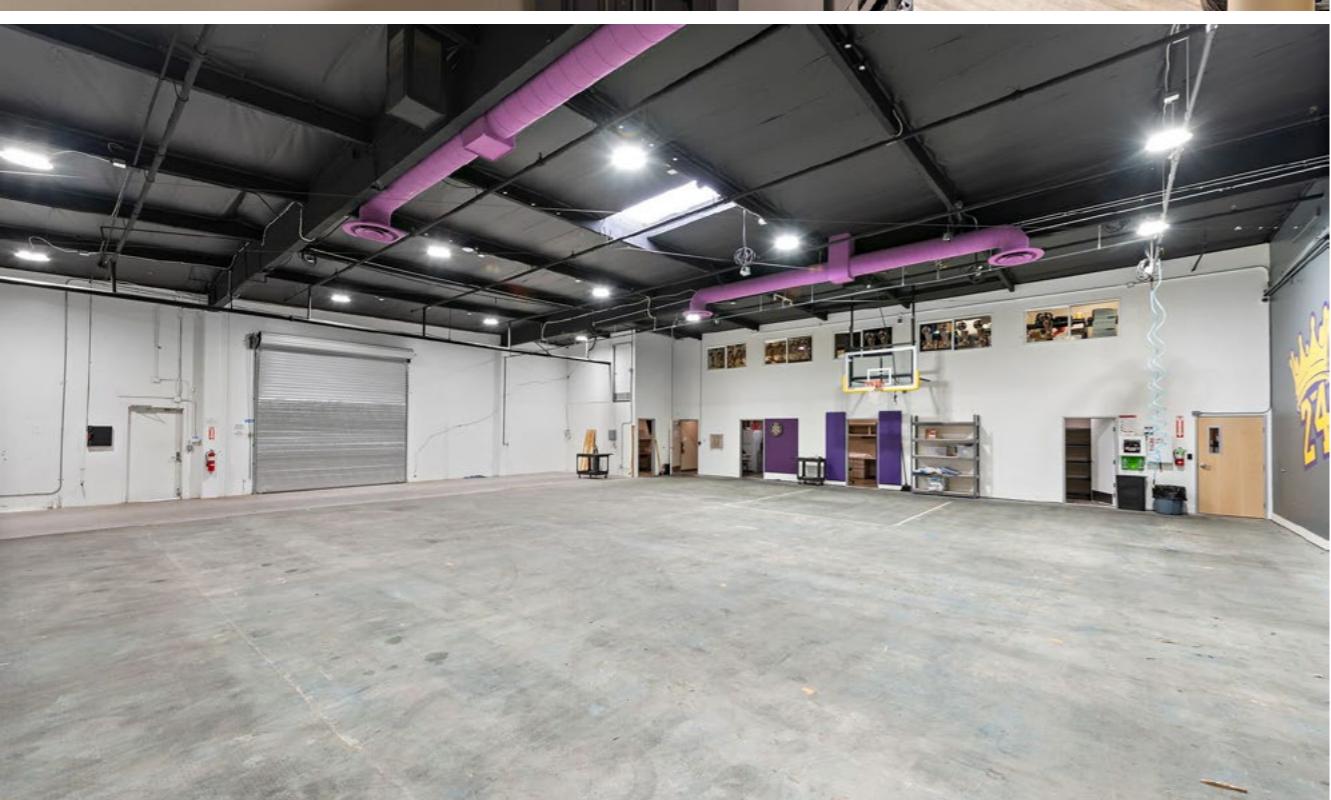
OWNER / USER  
OPPORTUNITY



# PROPERTY PHOTOS

615 S STATE COLLEGE BLVD - UNIT 10B (FULLERTON CA)

OWNER / USER  
OPPORTUNITY



# AERIAL PHOTO

615 S STATE COLLEGE BLVD - UNIT 10B (FULLERTON CA)

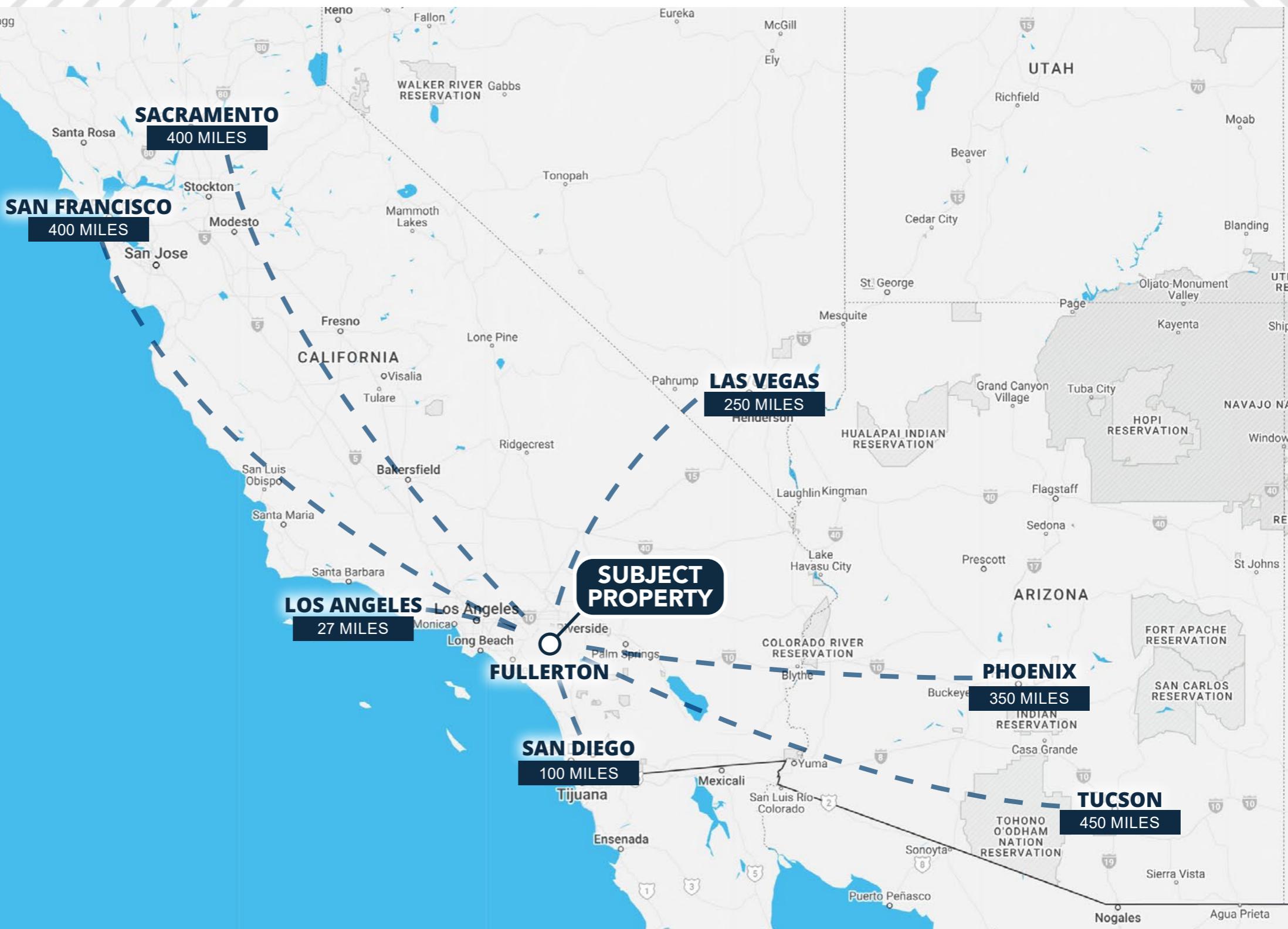
OWNER / USER  
OPPORTUNITY



# REGIONAL MAP

615 S STATE COLLEGE BLVD - UNIT 10B (FULLERTON CA)

OWNER / USER  
OPPORTUNITY



# CONFIDENTIALITY & DISCLAIMER

# OWNER / USER OPPORTUNITY

The information contained in the following flyer is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Value Net Lease and ParaSell, Inc. and it should not be made available to any other person or entity without the written consent of Value Net Lease and ParaSell, Inc. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Value Net Lease and ParaSell, Inc. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Value Net Lease and ParaSell, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Value Net Lease and ParaSell, Inc. has not verified, and will not verify, any of the information contained herein, nor has Value Net Lease and ParaSell, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Value Net Lease and ParaSell, Inc. hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Value Net Lease and ParaSell, Inc. has not and will not verify any of this information, nor has Value Net Lease and ParaSell, Inc. conducted any investigation regarding these matters. Value Net Lease and ParaSell, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Value Net Lease and ParaSell, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Value Net Lease and ParaSell, Inc. Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE VALUE NET LEASE AND PARASELL, INC. AGENT FOR MORE DETAILS.

## LEAD CONTACT

### Shala Brown

Value Net Lease  
D: (949) 946-5790  
SBrown@valuenetlease.com  
CA License # 02224658

### Dawn Taylor

Value Net Lease  
D: (949) 332-2069  
DTaylor@valuenetlease.com  
CA License # 02167171



### SHARED DATABASE

Centralized platform for up to date Off & On Market Properties



### BUYER NETWORK

Proprietary and up to date buyer contact list



### NATIONAL REACH

Network that sources buyers & sellers coast to coast



### COLLABORATION CULTURE

Embracing synergy and fostering team work to drive transactions



### #1 NET LEASE

Top Ranked Agents in Net Lease Industry



### SPECIALIZED IN NET LEASE

Unparalleled Specialty Expertise in Tenant Net Lease Investment



### TOOL BOX

Internal "Tool Box" of Proprietary Resources that leverage our clients & agents

