

**7,100 ± TOTAL SF,
3,500 ± SF
WAREHOUSE**

**22' CEILING, CLEAR SPAN,
SPRINKLERS
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

VALU NET
LEASE
PARTNERS®

EXCLUSIVELY MARKETED

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

**OWNER / USER
OPPORTUNITY**

LEAD CONTACT

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Actual Site

INVESTMENT HIGHLIGHTS

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

**OWNER / USER
OPPORTUNITY**



Actual Site

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 $\pm 7,100$ 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)

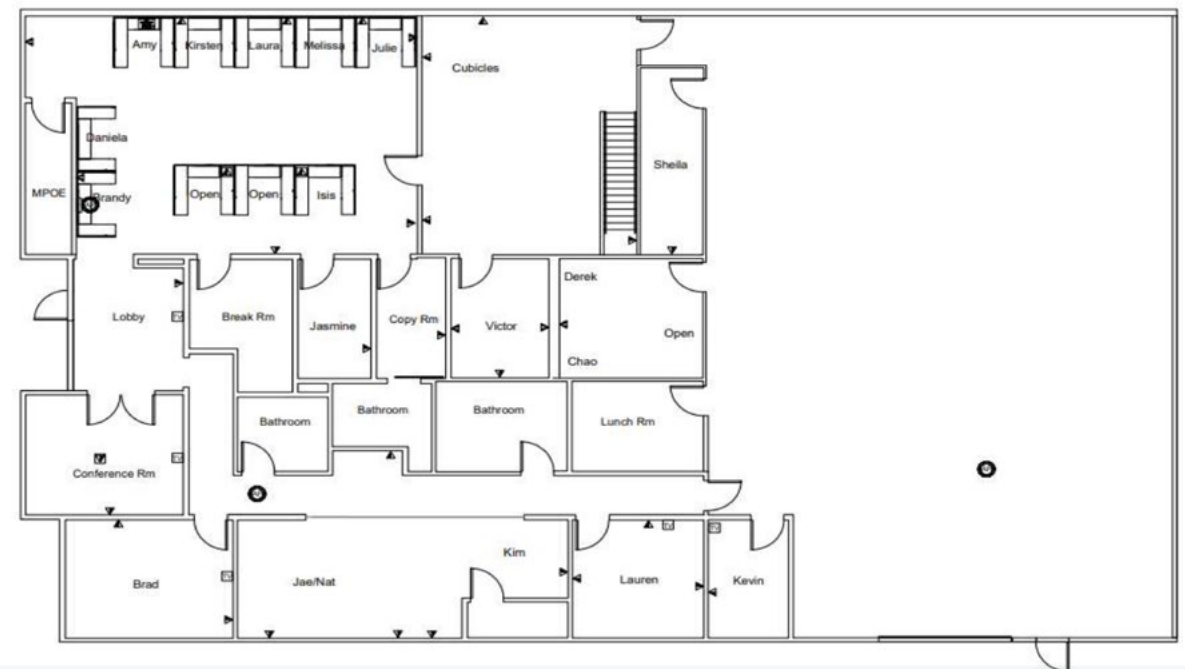
DEMOGRAPHIC SUMMARY

	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

Actual Site



Floor Plan - 1st Floor

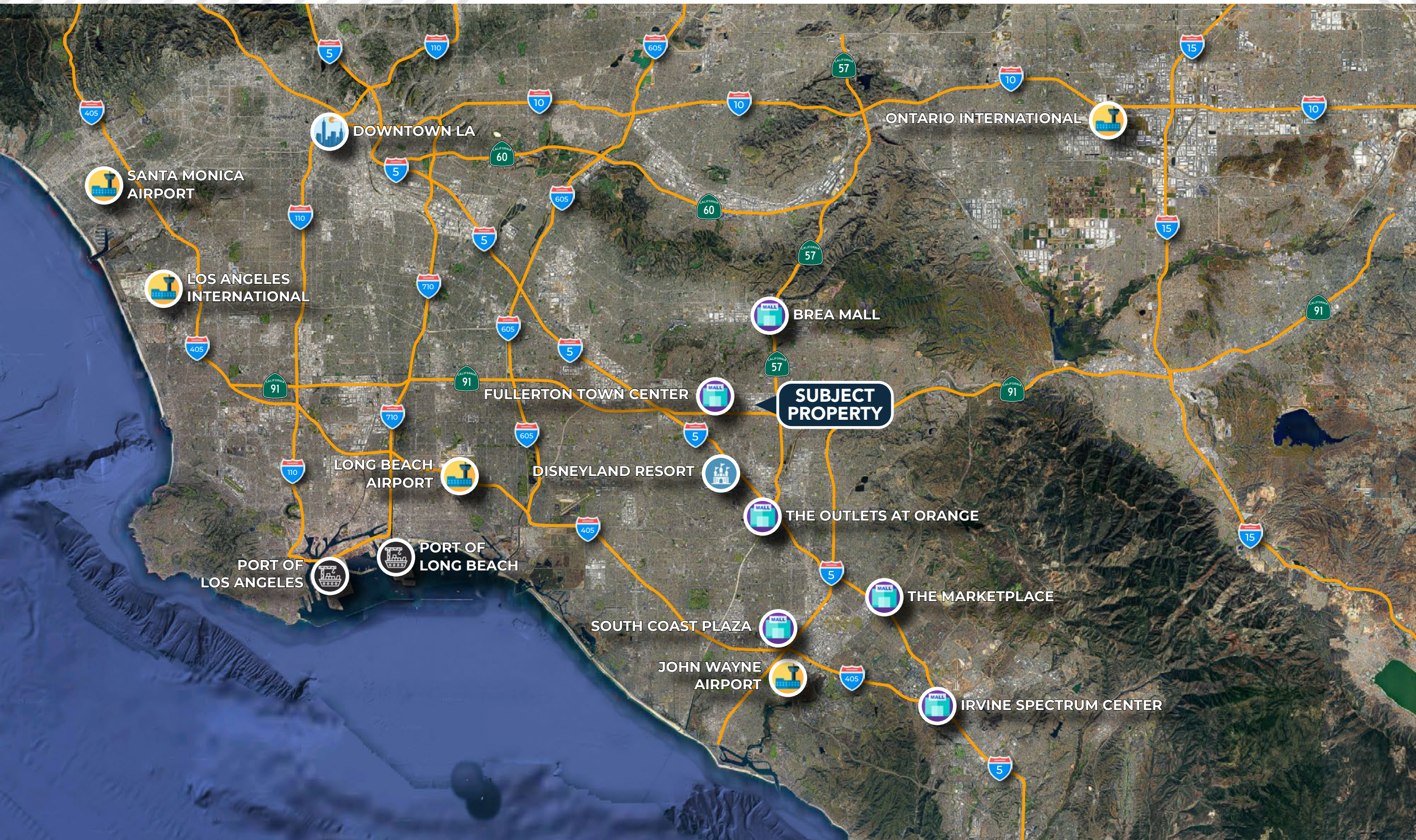


SALE / LEASE / LEASE TO PURCHASE / SELLER CARRY OPTION | TURNKEY - LOW CAPEX REQUIREMENT

SATELLITE MAP

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

OWNER / USER
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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.

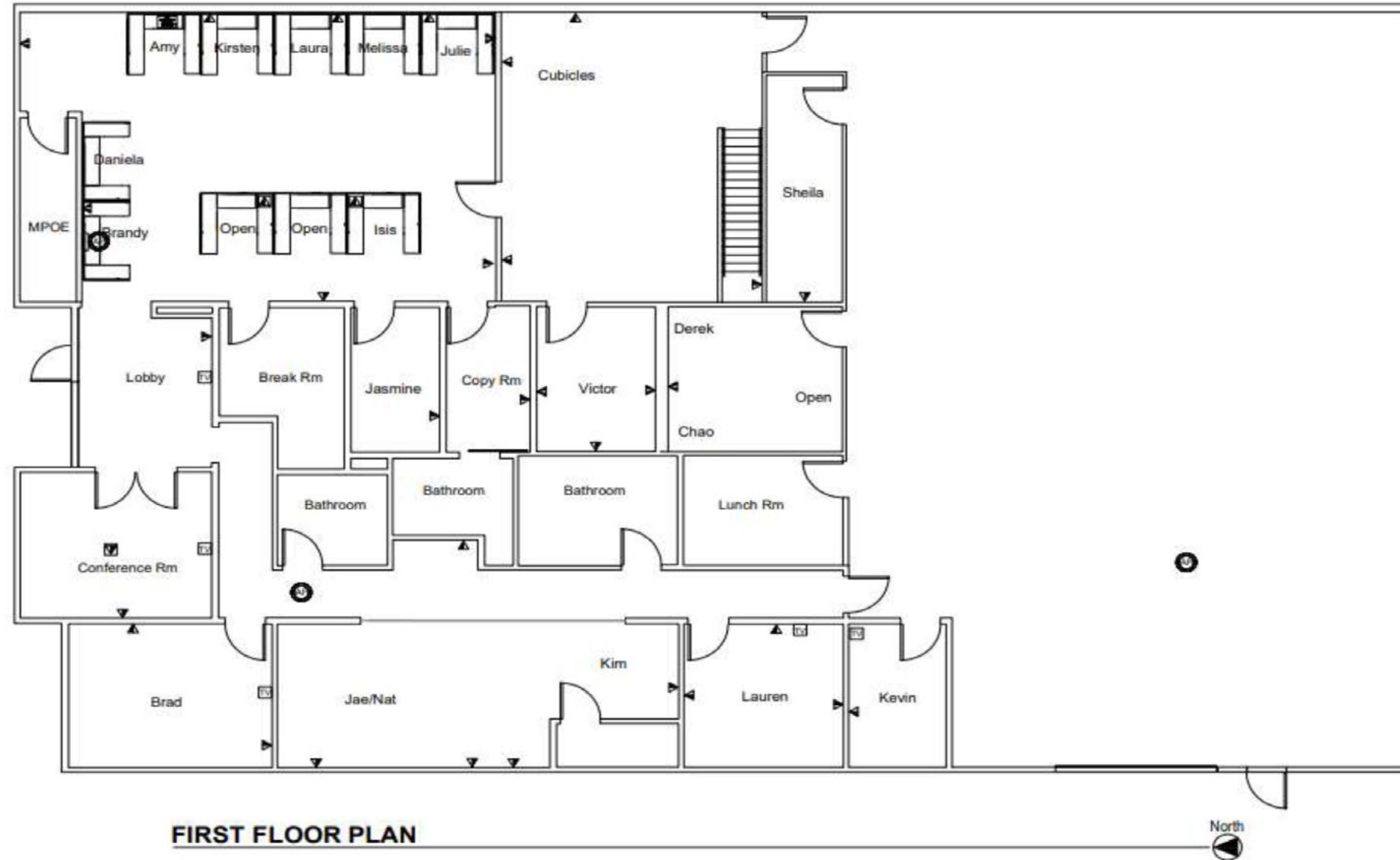
For investors, Orange County offers a resilient market environment, steady population growth, and strong long-term demand across commercial and residential real estate sectors.



FLOOR PLAN - 1ST FLOOR

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

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LEGEND	
▼	2 Cat6 Cables
▼	4 Cat6 Cables
TV	1 Cat6 1RG6 Cables
⊙	1 Cat6 Cable



FABTEX
615 S State College Blvd
Fullerton, CA 92831

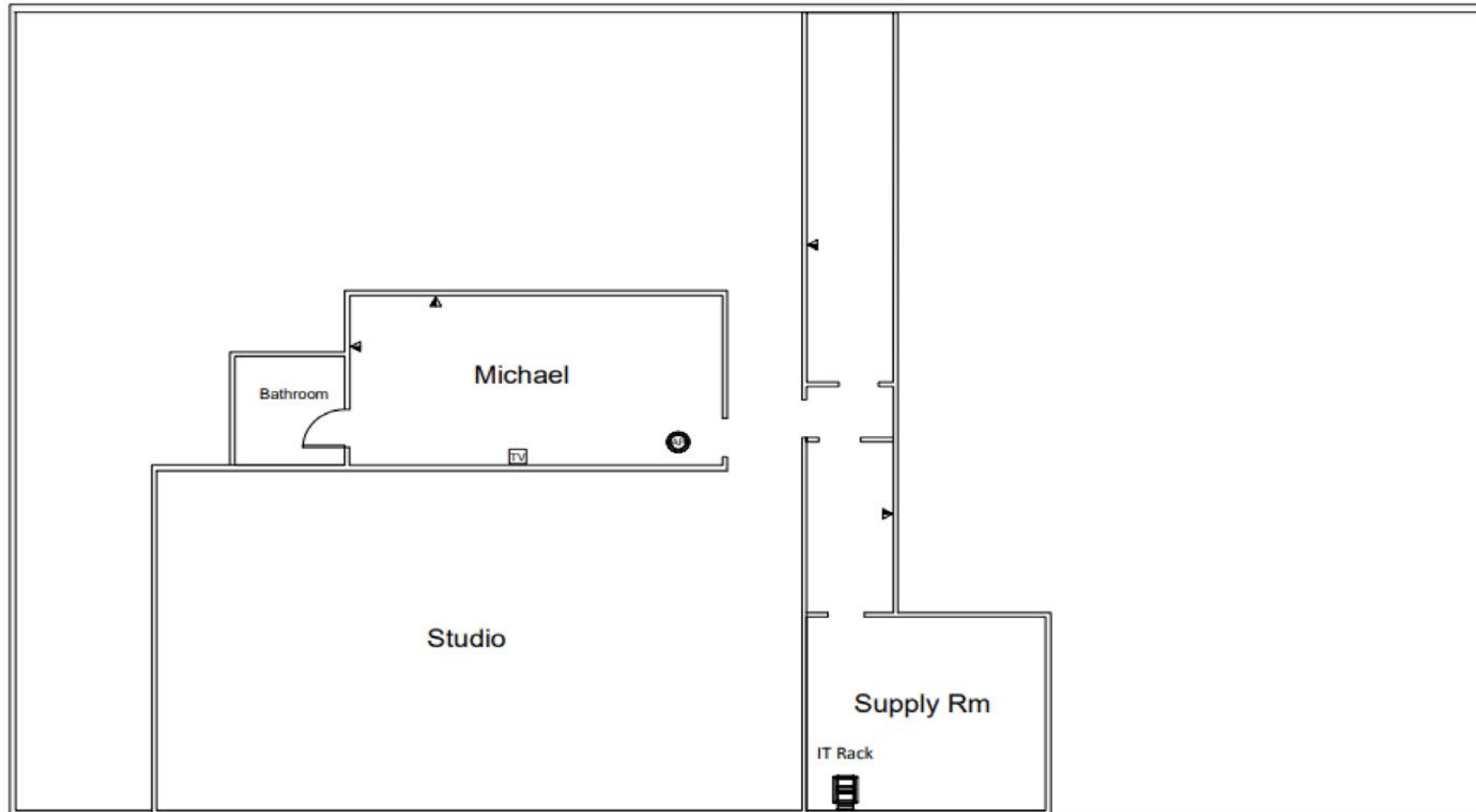
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Project Manager:	TBD
Project Lead:	LeadTech
PROJECT NO:	FABTEX-001
SCALE:	NTS
SHEET TITLE:	1st Flr Telecommunications

SHEET NO:	T-1.0
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FLOOR PLAN - 2ND FLOOR

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

OWNER / USER
OPPORTUNITY



2nd FLOOR PLAN

LEGEND	
▼	2 Cat6 Cables
▼	4 Cat6 Cables
TV	1 Cat6 1RG6 Cables
⊙	1 Cat6 Cable



FABTEX
615 S State College Blvd
Fullerton, CA 92831

DATE:	12/20/2022
Project Manager:	TBD
Project Lead:	LeadTech
PROJECT NO:	FABTEX-001
SCALE:	NTS
SHEET TITLE:	2nd Flr Telecommunications

SHEET NO:
T-1.0

PROPERTY PHOTO

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

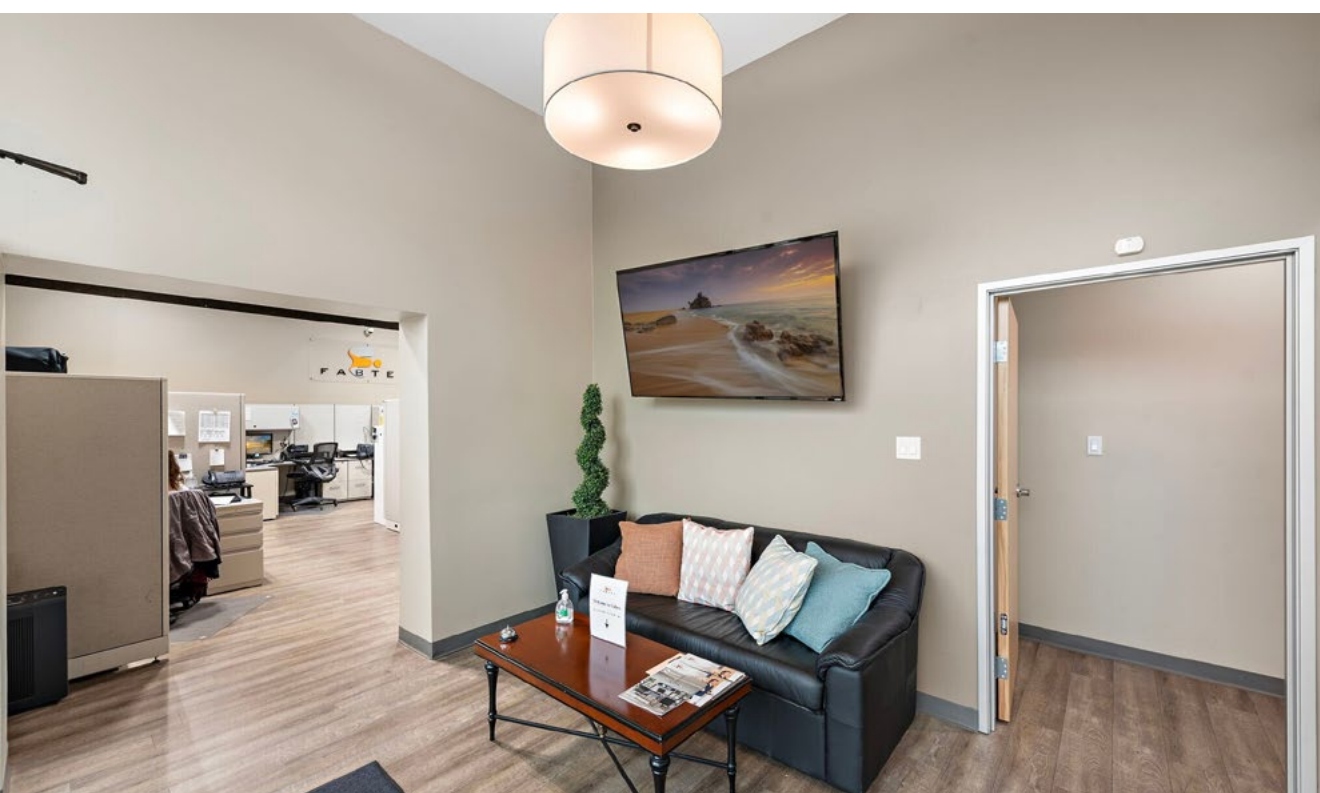
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PROPERTY PHOTOS

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

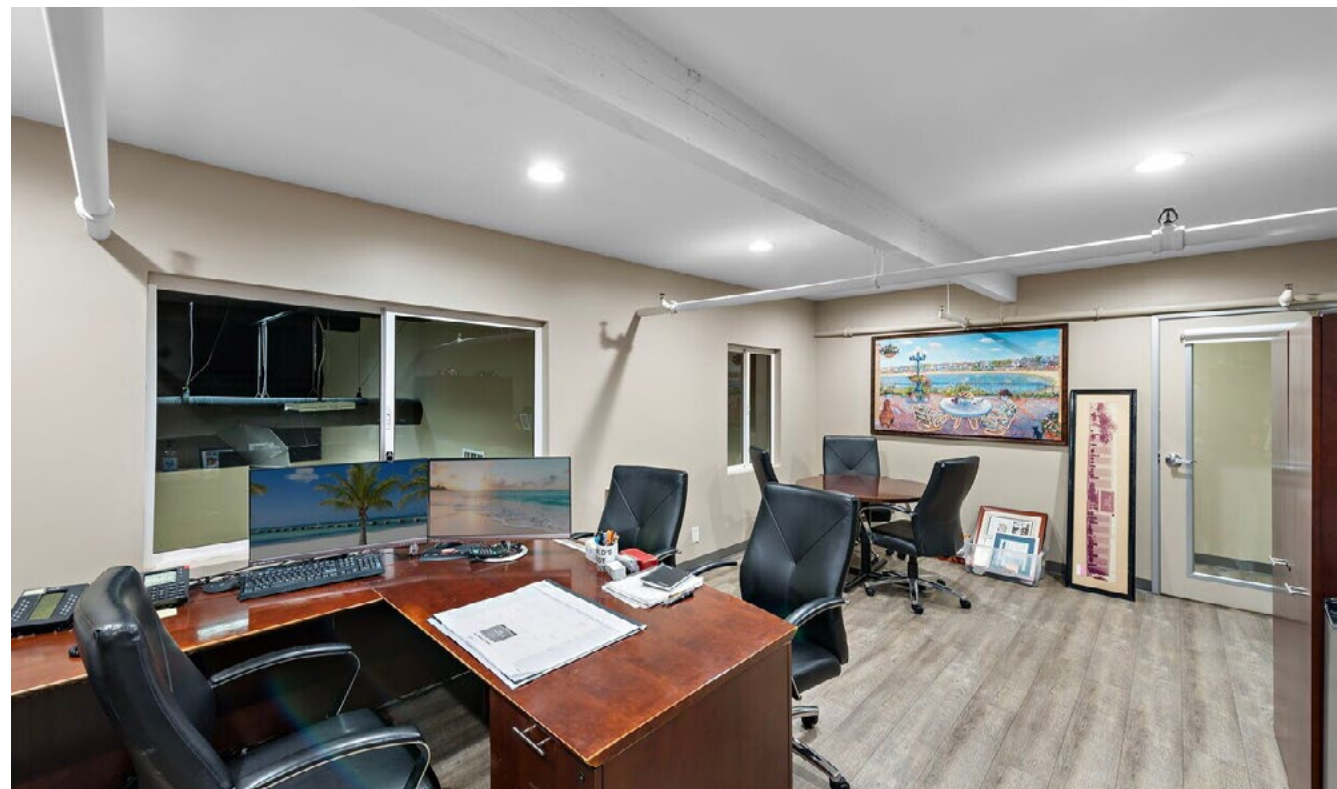
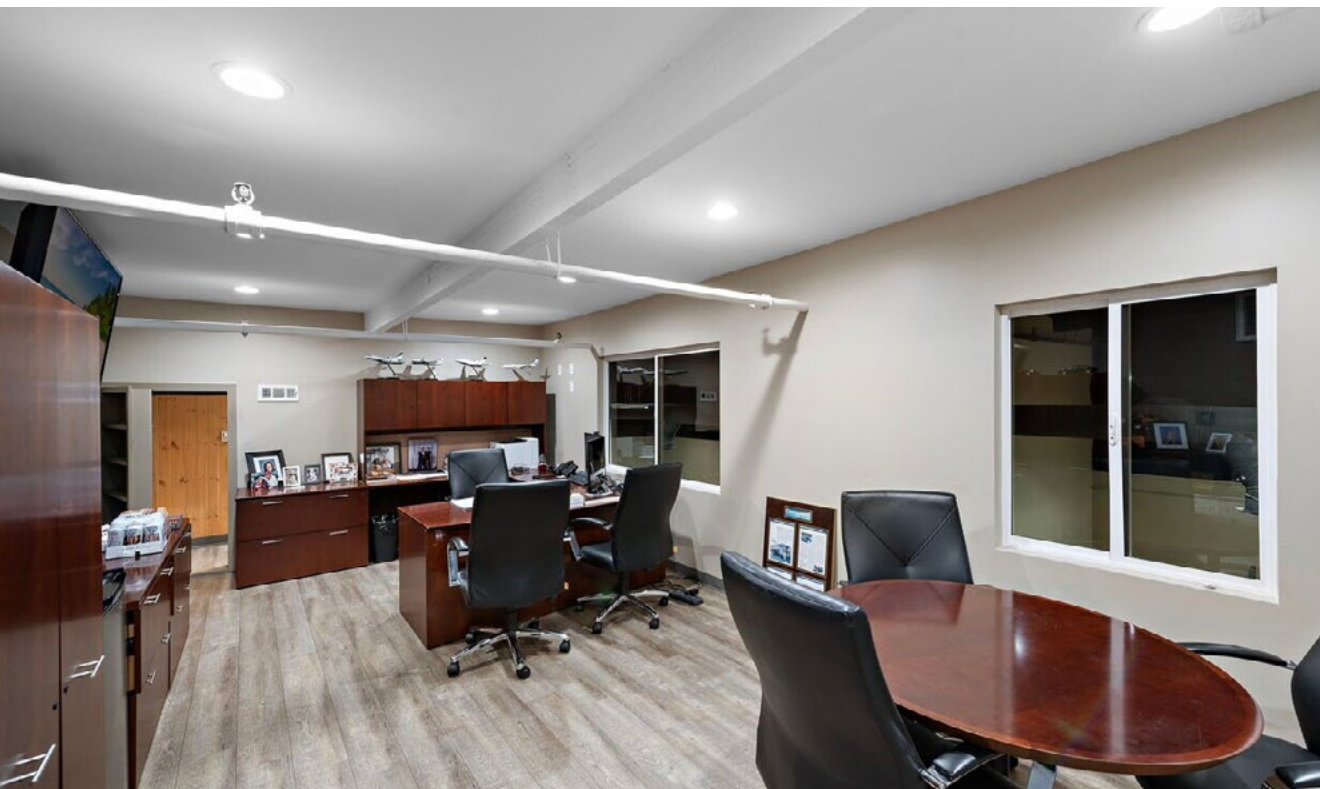
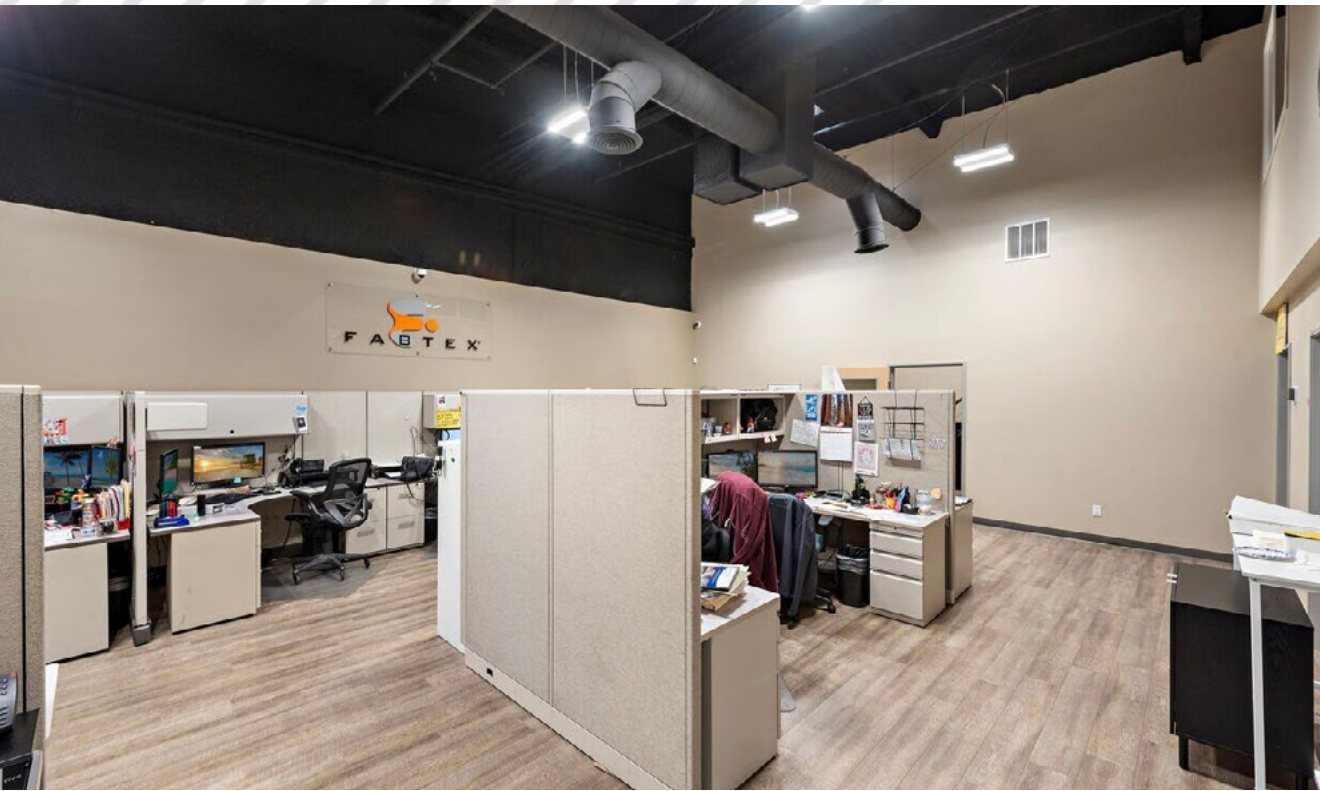
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PROPERTY PHOTOS

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PROPERTY PHOTOS

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AERIAL PHOTO

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

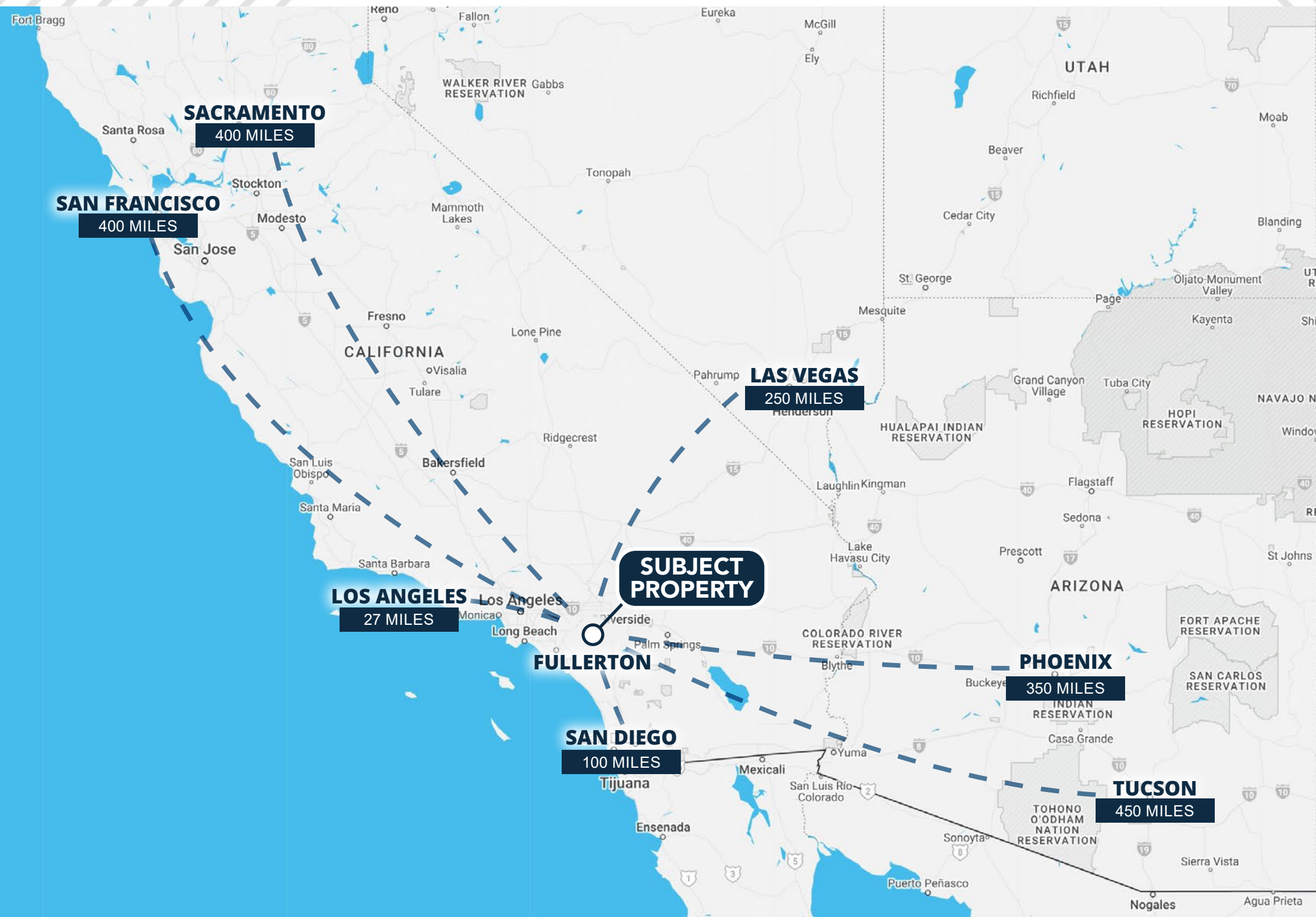
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REGIONAL MAP

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

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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