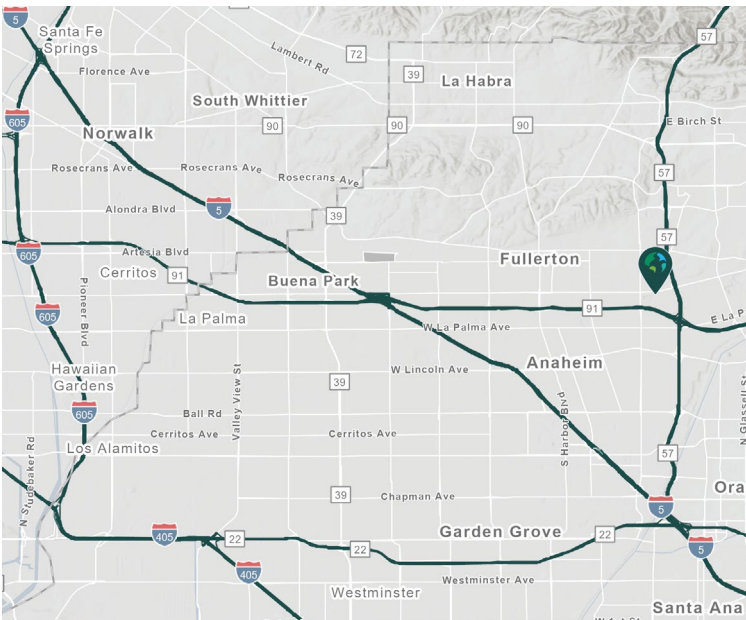


# 229,422 SF

**2501 E Orangethorpe Ave  
Fullerton, CA 92831**

**Prologis North County Distribution Center**



- Immediate Access to the 57, 91 and 5 Freeways
- Major Street Frontage

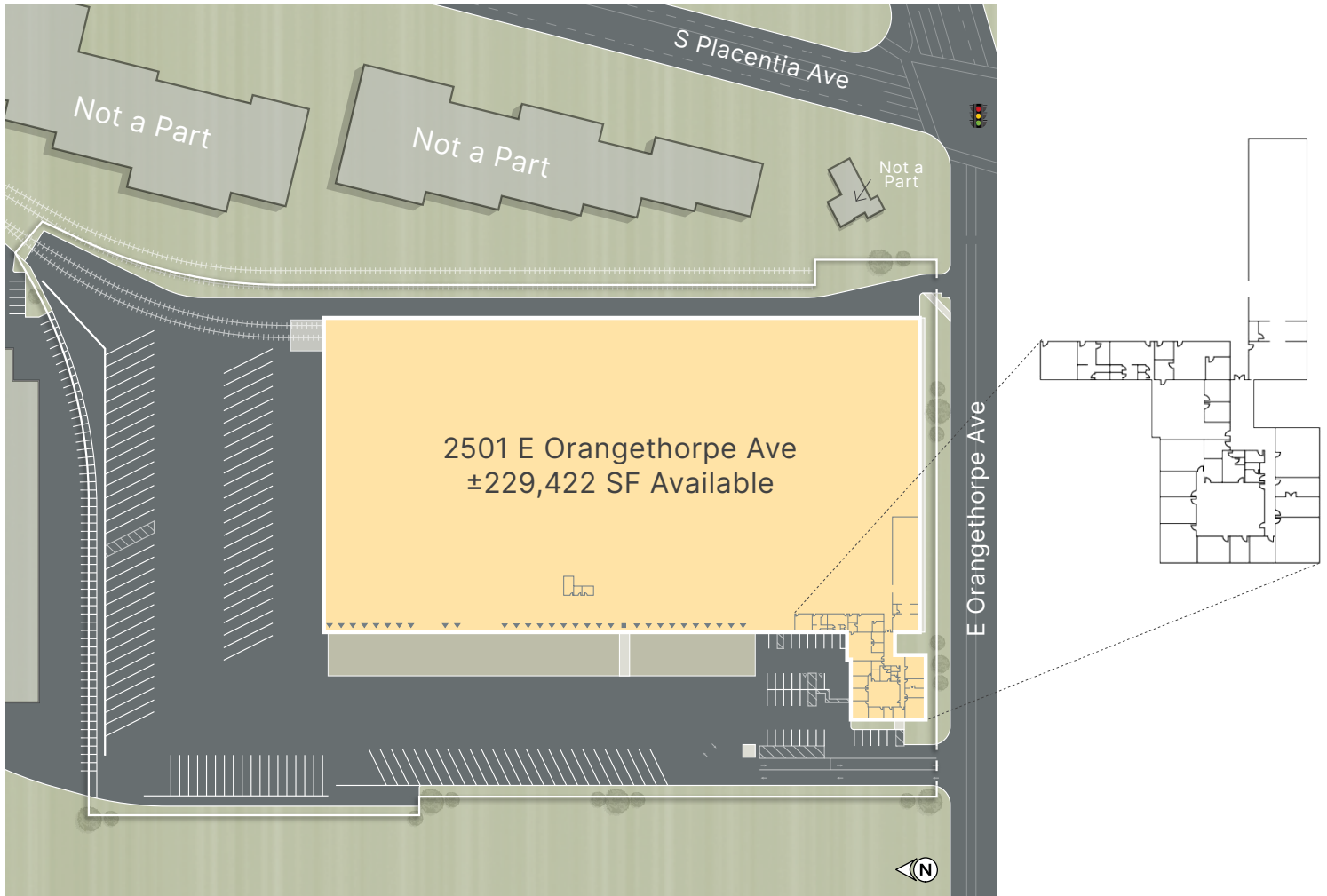
\*Prospective Tenant to verify all information

## Property Features

Available Space	±229,422 SF on ±12.23 AC
Yard	Huge, 3-Acre Fenced Yard Area 115 Trailer Storage Stalls
Office SF	±10,563 SF Single-Story Office
Clear Height	24'
Dock Doors	30 Doors (Expandable) 30 Pit Levelers
Drive-in Doors	One (1) Oversized Door
Electrical Service	800 Amps, 277/480 Volts, 3-Phase, 4-Wire
Sprinkler	ESFR with K17 Heads
Column Spacing	52' x 42' Bay Spacing (Typical)
Truck Court	165'
Rail	Rail Service Possible (BNSF)



Unlock the full potential of your  
warehouse with one strategic,  
single-source partner.



#### LEGEND

- ▲ DOCK-HIGH DOOR
- GRADE-LEVEL DOOR



# CBRE

#### CBRE

**Ben Seybold**

ben.seybold@cbre.com

ph +1 714 371 9233

CalDRE License #01081310

#### CBRE

**Sean Ward**

sean.ward@cbre.com

ph +1 714 371 9222

CalDRE License #01415499

#### Prologis

**Parker Hutchison**

phutchison@prologis.com

ph +1 562 345 9208

CalDRE License #01944561

prologis.com

CalDRE License #01944561