# BECKMAN BUSINESS CENTER

## For Sale or Lease ±212,202 SF



## 4278 N. HARBOR BLVD., FULLERTON

### **BECKMAN BUSINESS CENTER - BUILDING 2**

#### **BUILDING FEATURES**

- ±212,202 SF New Industrial/ Distribution Building
- ±6,365 SF of 2-Story High Image Office
- 32' Warehouse Clearance
- 2,000 Amps 277/480 Volt Electrical
- 2 Ground Level Loading Doors
- 23 Dock High Loading Doors
- 50'x52' Warehouse Column Spacing
- ESFR Sprinkler System (K17@52 psi)
- Secured Yard Area
- Proximity to Riverside 91 & Orange 57 Freeways
- $^{st}$  Note Building Color Rendering are for Marketing Purposes Only, Actual Building Color may Differ.



#### MITCH ZEHNER

Executive Vice President 714.935.2307 Lic. #00882464 SETH DAVENPORT

Executive Vice President 714.935.2376 Lic. #01413387







MICHAEL HEFNER, SIOR

Another Quality

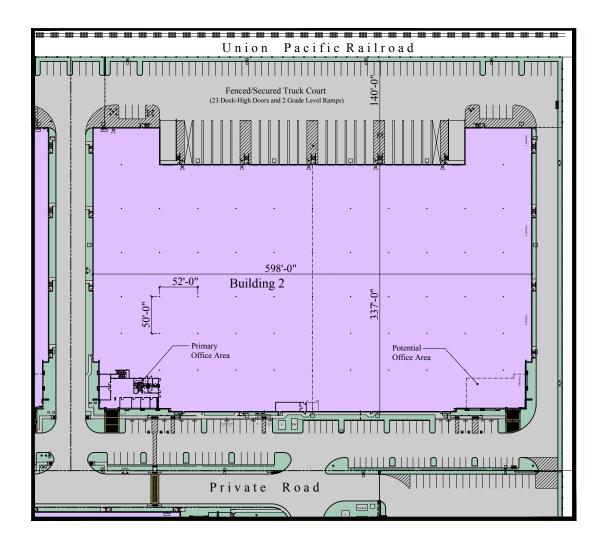
Development By:

Executive Vice President 714.935.2331 Lic. #00857352



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