



Listing Information

DRE#00342120
714-751-4420 / www.tricorealty.com

Address: 747 S. State College Blvd., Unit 62, Fullerton, CA, 92831

Date of Form: 6/19/2025

When: 07/01/25

Rent PSF/MO: 1.70
CAM PSF/MO: 0.14

Rent PSF/YR: 20.40
CAM PSF/YR: 1.68

Unit Information

Square Footage:	600	Unit Type:	Industrial
Office Square Footage:		Vacant/Occupied:	Occupied With Notice
Description:	Full Commission Restroom No Office Near 57/91 Freeways		

Electrical

AMPs:	100	AMPs 2:	
Volts:	120/208	Volts 2:	
3 Phase:	Yes		

Overhead Doors & Warehouse

Ground Level Door:	Yes	Dock High Door:	No
# of Doors:	1	# of Doors:	
Dimensions:	10'x10'	Dimensions:	
Clearance:	16		

Offices & Restrooms

Reception:	No	Office Restrooms:	
Open Office(s):		Warehouse Restrooms:	1
Private Office(s):			

Miscellaneous

Skylight:	No	Coffee Bar:	No
Skylight Type:		Yard:	No
		Commission:	Full Commission

Property Information

Project Name:	College Business Park	Parking Ratio:	2:1
Property Construction:	Concrete Tilt-Up	High Speed Internet:	Yes
Property Use Type:	Industrial	Fire Sprinklers:	No
Nearby Freeways:	57, 91		

Brokers

John Pak - DRE#01483069
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714-751-4420



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600 Sq. Ft.

**For Further Information,
please contact:**

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Trico Realty, Inc.
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www.tricorealty.com

Not to Scale

