

High-Image Corporate Headquarters Facility

515 North Puente Street, Brea, CA



Highlights

- State-of-the-art 32,319-square foot industrial/office corporate headquarters
- High-image 10,404-square foot executive office area
- Best-in-class design with high-bay clearance (26 feet), heavy power (2,000 AMP) and warehouse loading (2 dock-high and 2 grade-level)
- Central Southern California location with great access to ports and airports
- Pro-business environment and ample retail amenities
- Corporate neighbors include Beckman-Coulter, Kirkhill, Albertsons, Tyco and Suzuki

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Property Detail

- 32,319 total square feet
- 10,404-square foot office area (two-story)
- 1,820 square feet of enclosed storage
- 20,095-square foot warehouse area
- 1.44-acre land parcel

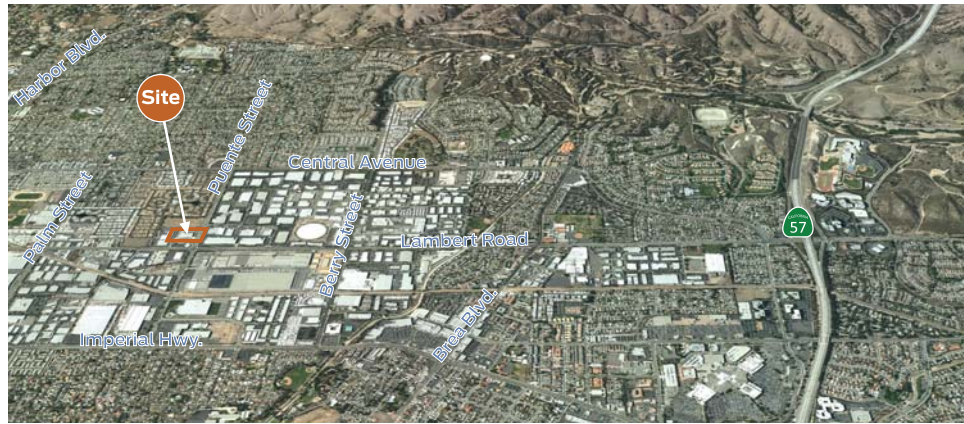
Building Specs

- 26-foot-high bay warehouse clearance
- 2 dock-high loading doors
- 2 grade-level loading doors
- 2,000 AMP power supply (277 / 480V, 3-phase)
- Sprinkler system (0.45/3,000 GPM)
- 57 parking stalls
- Potential for fenced yard

Building Features

- High-image design
- High-visibility site with expansive street frontage
- High-bay warehouse lighting
- Central, freeway-close North Orange County location
- Concrete tilt-up construction
- Quality newer construction (2004)

* Please note that all measurements are approximate.



AERIAL



LOCATION MAP



LOADING

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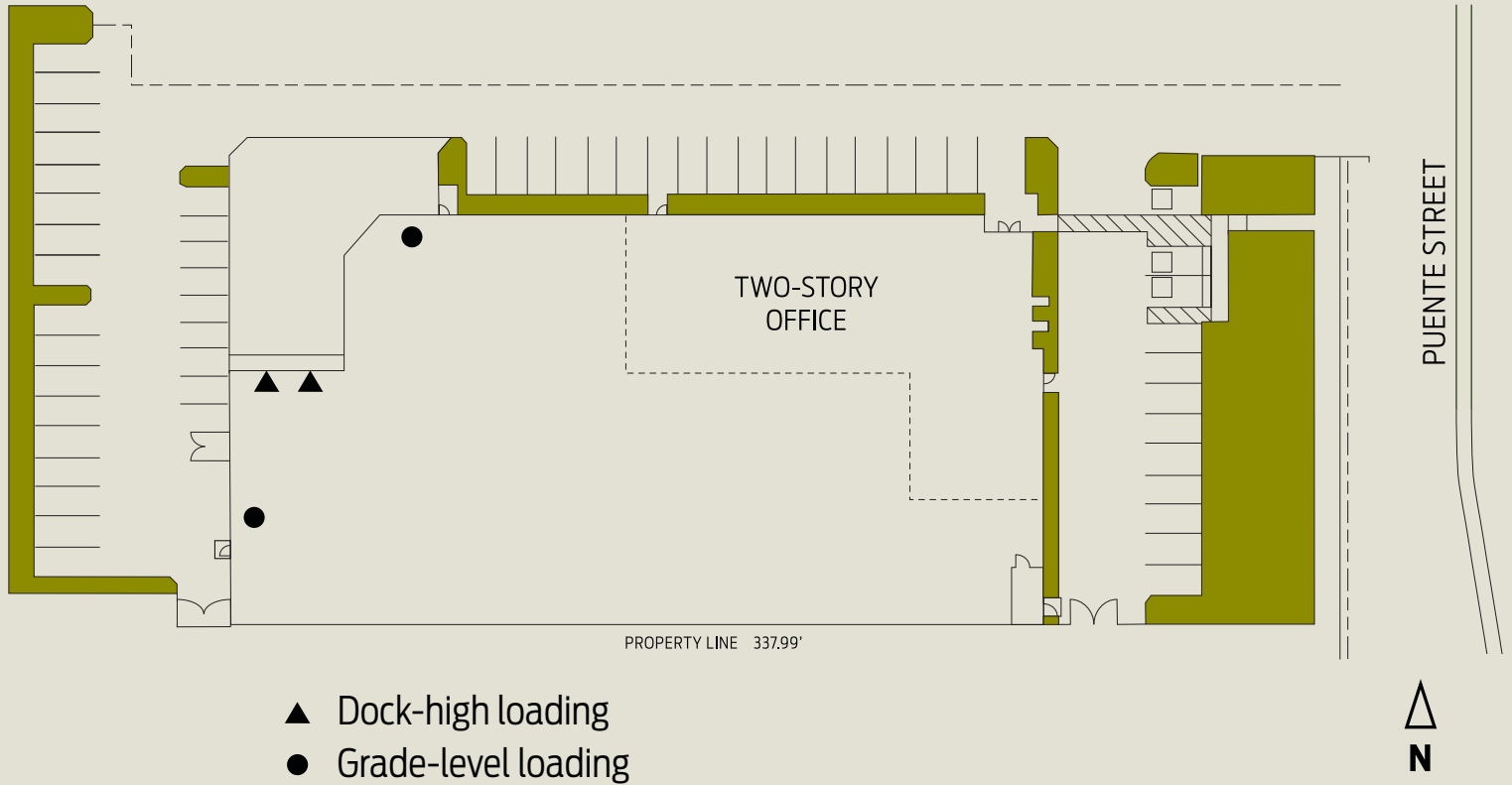
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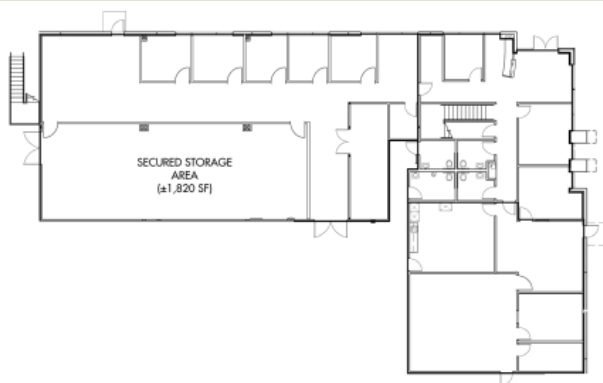
SITE PLAN



FLOOR PLANS

First Floor Office

Second Floor Office



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