

Street-Front Warehouse/Manufacturing Facility

400 N Berry Street, Brea, CA



Highlights

- High-identity, 24,570-square-foot warehouse/manufacturing facility
- Versatile layout and design with secured yard area
- Divisibility to four (4) units allowing maximum flexibility of use
- 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

- 24,570 total square feet
- 3,000-square-foot office area
- Divisible to 4 units
- 1.19-acre land parcel

Building Specs

- 16-foot warehouse clearance
- 2 dock-high loading doors
- 5 grade-level (2 oversized) loading doors
- 800-AMP power supply (277 / 480V, 3-phase)
- 24 parking stalls
- Gas served

Building Features

- Two (2) secured yard areas
- Security system with cameras
- High-visibility site with expansive street frontage
- Ample dock-high loading
- Bonus mezzanine area
- Central, freeway-close North Orange County location
- Concrete tilt-up construction

* Please note that all measurements are approximate.



AERIAL



LOCATION MAP



PROPERTY

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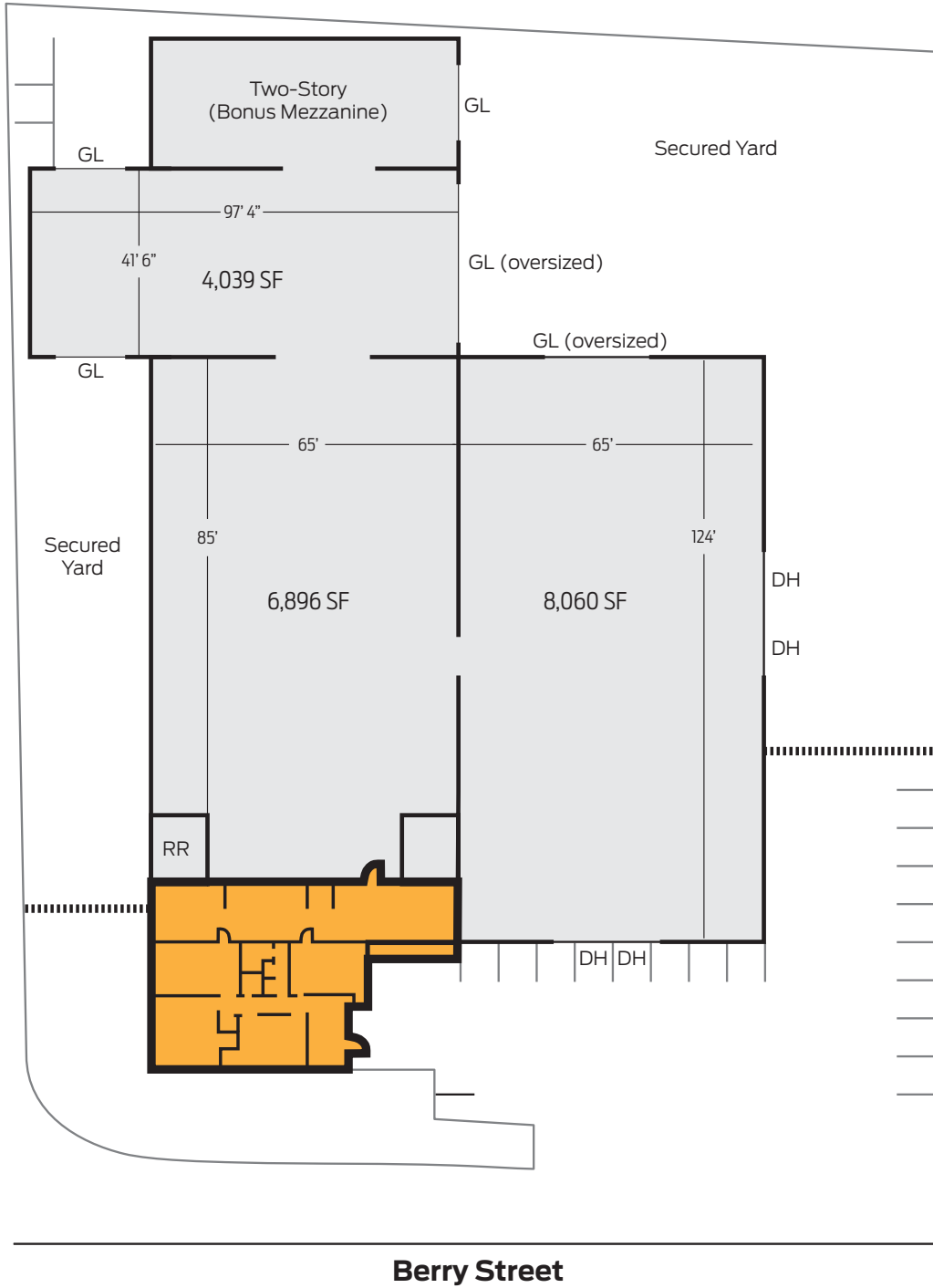
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SITE PLAN

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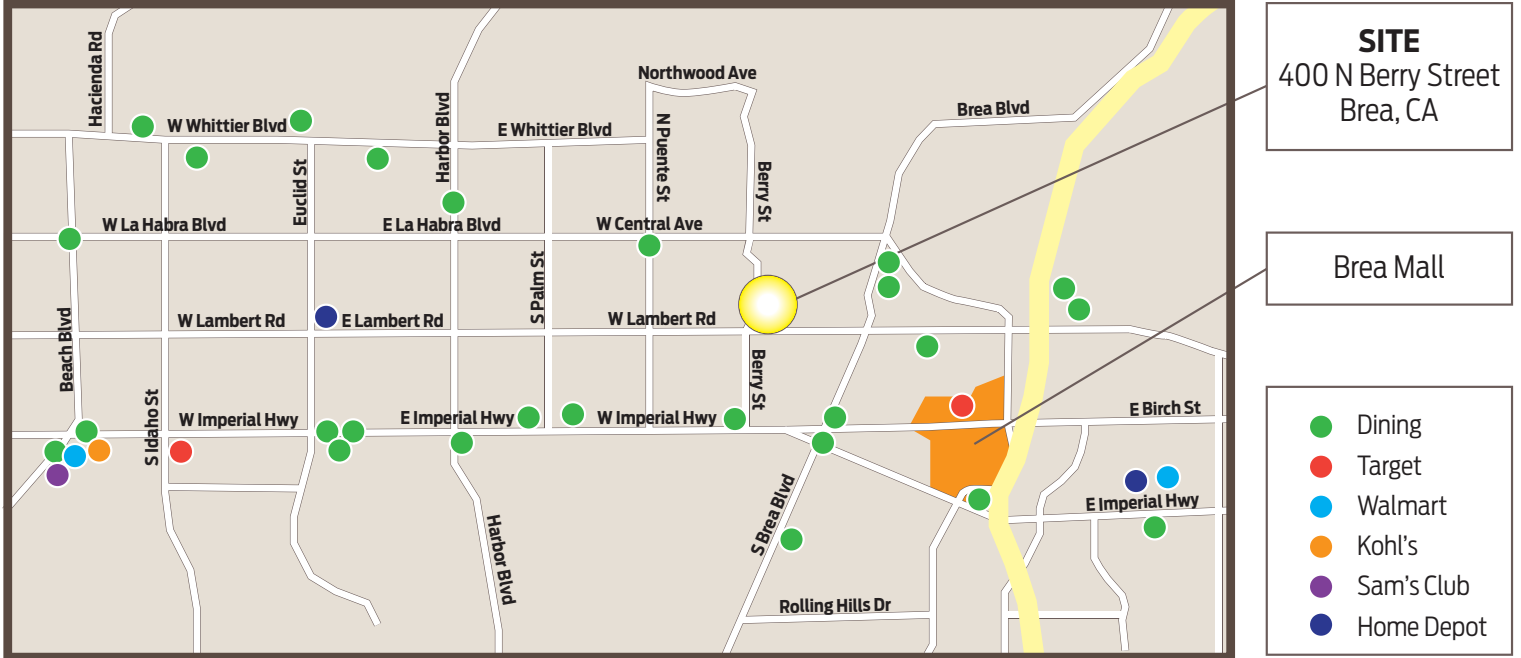


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AMENITIES MAP



DRIVE TIME STUDY



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