

# 3150

## E BIRCH ST BREA



**FOR SALE ±43,316 SF**

# FEATURES

- PROMINENT CORPORATE HEADQUARTERS
- PREMIUM FLEX/INDUSTRIAL BUILDING
- M-1 LIGHT INDUSTRIAL ZONE
- 19,234 SF OF TWO-STORY EXECUTIVE OFFICE SPACE
- GROSS LAND AREA OF 2.40 ACRES
- CONCRETE TILT UP CONSTRUCTION
- DRIVE-AROUND BUILDING DESIGN
- 110 DEDICATED PARKING SPACES
- 3 GROUND LEVEL LOADING DOORS
- ±22' WAREHOUSE CLEARANCE
- 600 AMPS OF 480/277 VOLT, 3 PHASE SERVICE
- NEW ROOF INSTALLED IN 2020
- CONVENIENT ACCESS TO THE 57 AND 91 FREEWAYS



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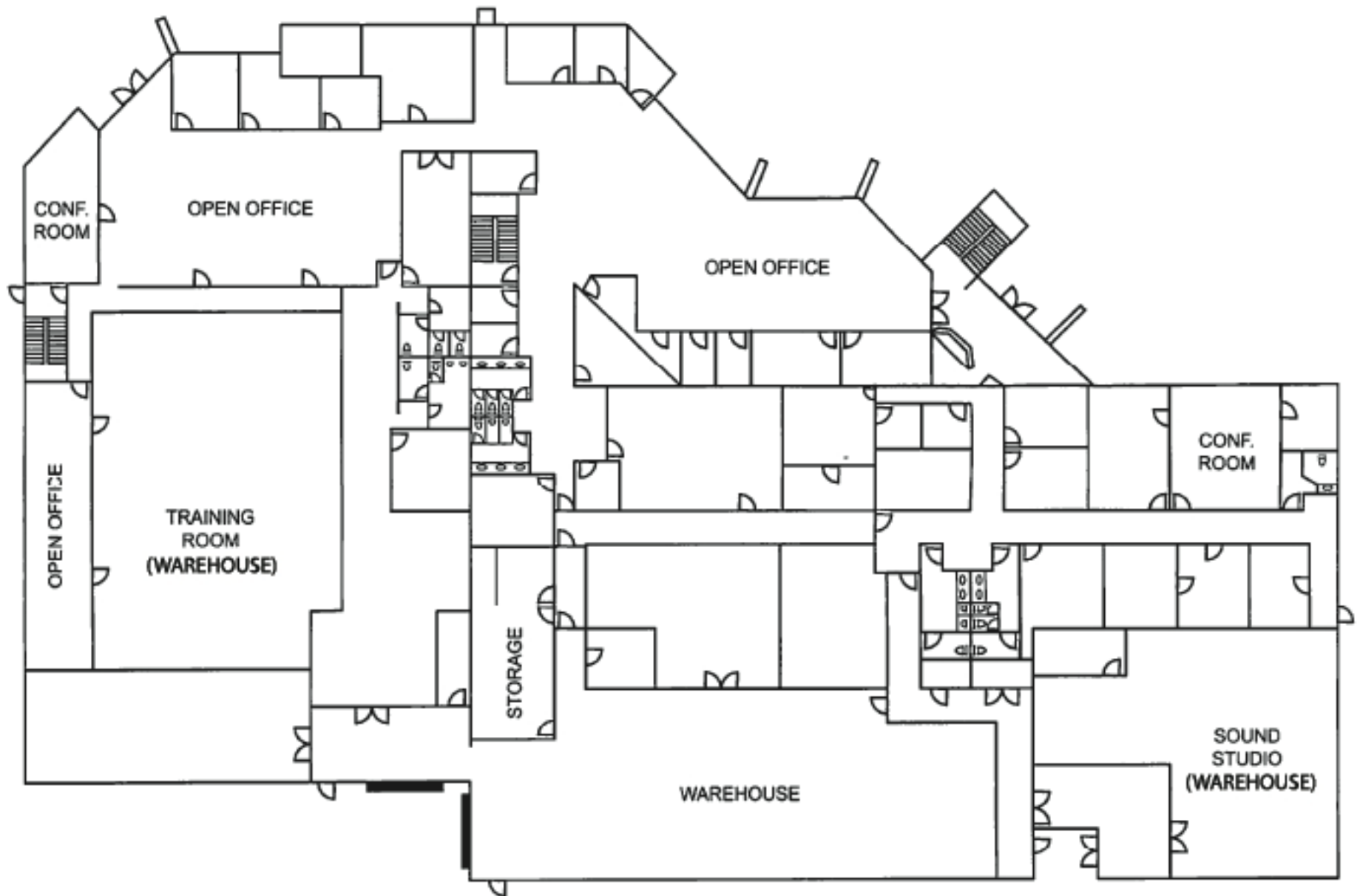
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# FLOOR 1



# FLOOR 2

