



423-424 BERRY WAY
BREA, CALIFORNIA

For Lease ±101,380 SF on ±6.77 AC of Land

INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

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Two Single-Tenant Industrial Buildings

PROPERTY HIGHLIGHTS

- Large Secured Yard
- Outside Storage Uses Acceptable
- Excellent Ingress / Egress
- Heavy Power
- Premier North Orange County Location
- Strategic Location Near 57, 91, and I-5 Freeways

CBRE



Two Single-Tenant Industrial Buildings

**Tenant should verify all info.*

Project Features

- ±101,380 SF Total Available
 - Warehouse Area: ±95,394 SF Total
 - Two-Story Office Area: ±5,986 SF Total
- Eight (8) Grade-Level Doors
- Large Yard Area
- Fully Fire Sprinklered
- ±192 Parking Stalls
- 294,901 SF Portion of Land (±6.77 AC)

423 Berry Way

- ±75,382 SF Available
 - Warehouse Area: ±73,116 SF
 - Two Story Office Area: ±2,266 SF
- Truck Well Can be Added
- Three (3) Grade-Level Doors
- Clear Height: ±24'
- Power: 6,000 Amps

424 Berry Way

- ±25,998 SF Available
 - Warehouse Area: ±22,278 SF
 - Two-Story Office Area: ±3,720 SF
- Five (5) Grade-Level Doors
- Clear Height: ±16'
- Power: 1,200 Amps



**Rexford
Industrial**

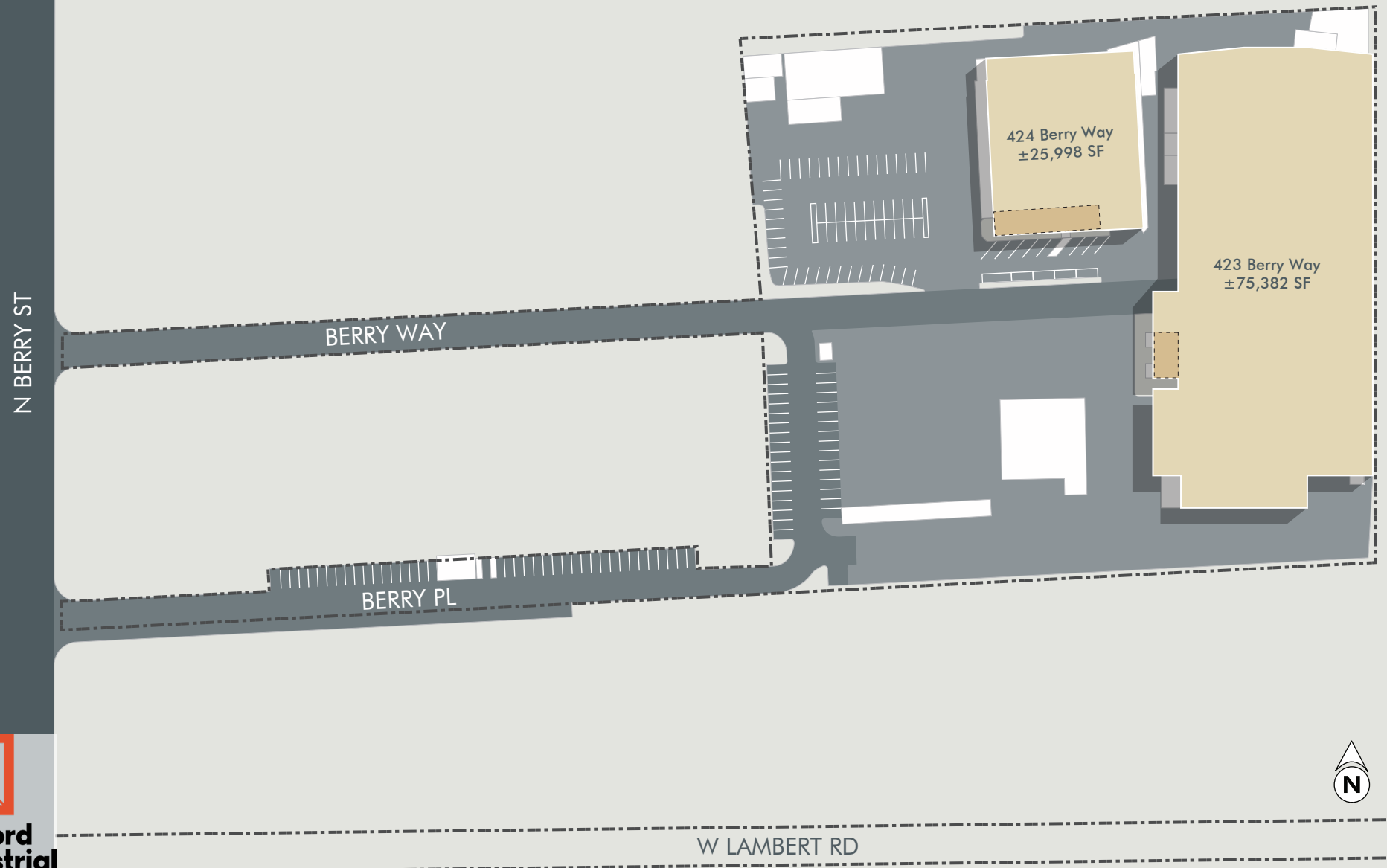


For Lease

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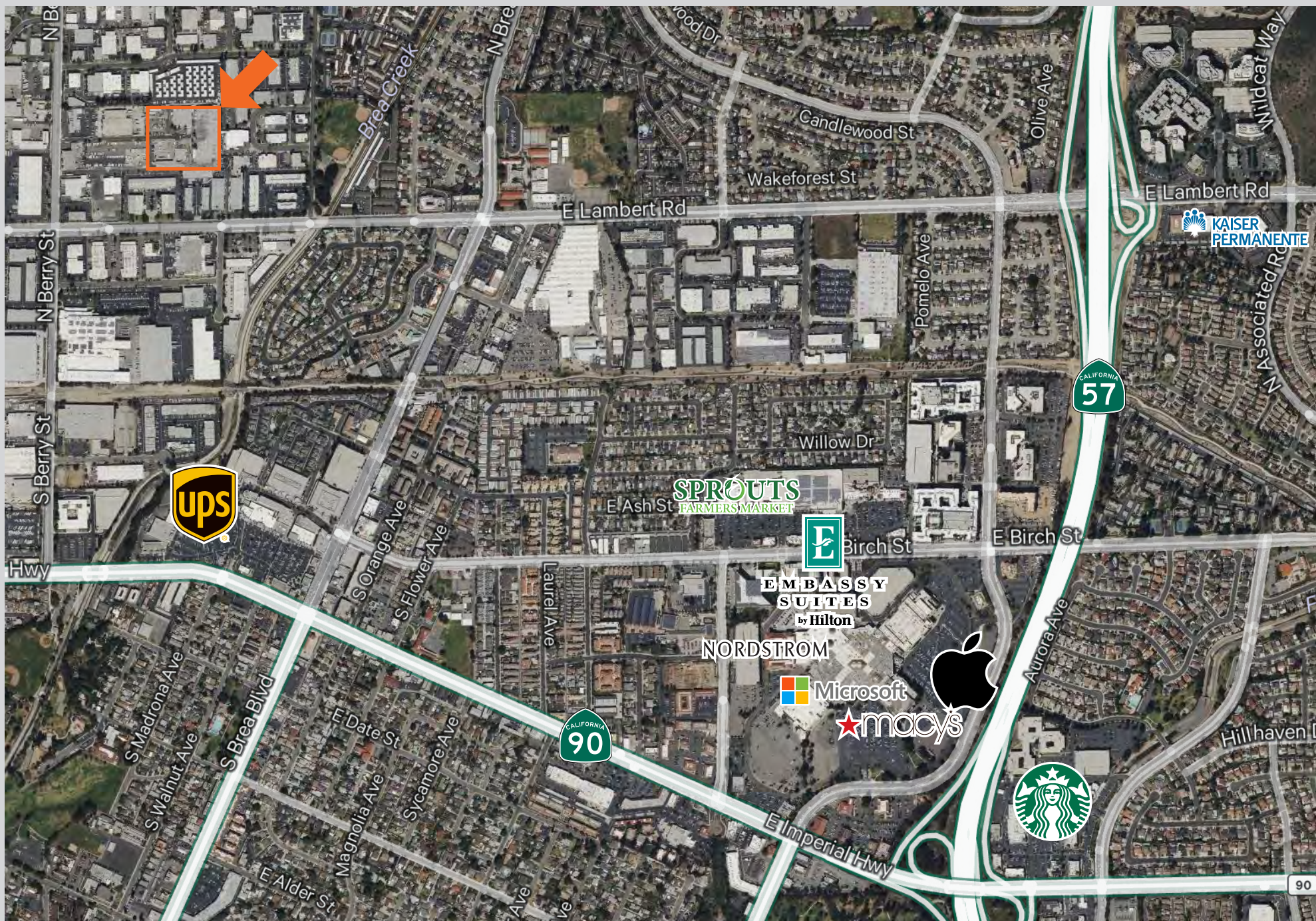
Site Plan



**Rexford
Industrial**

W LAMBERT RD

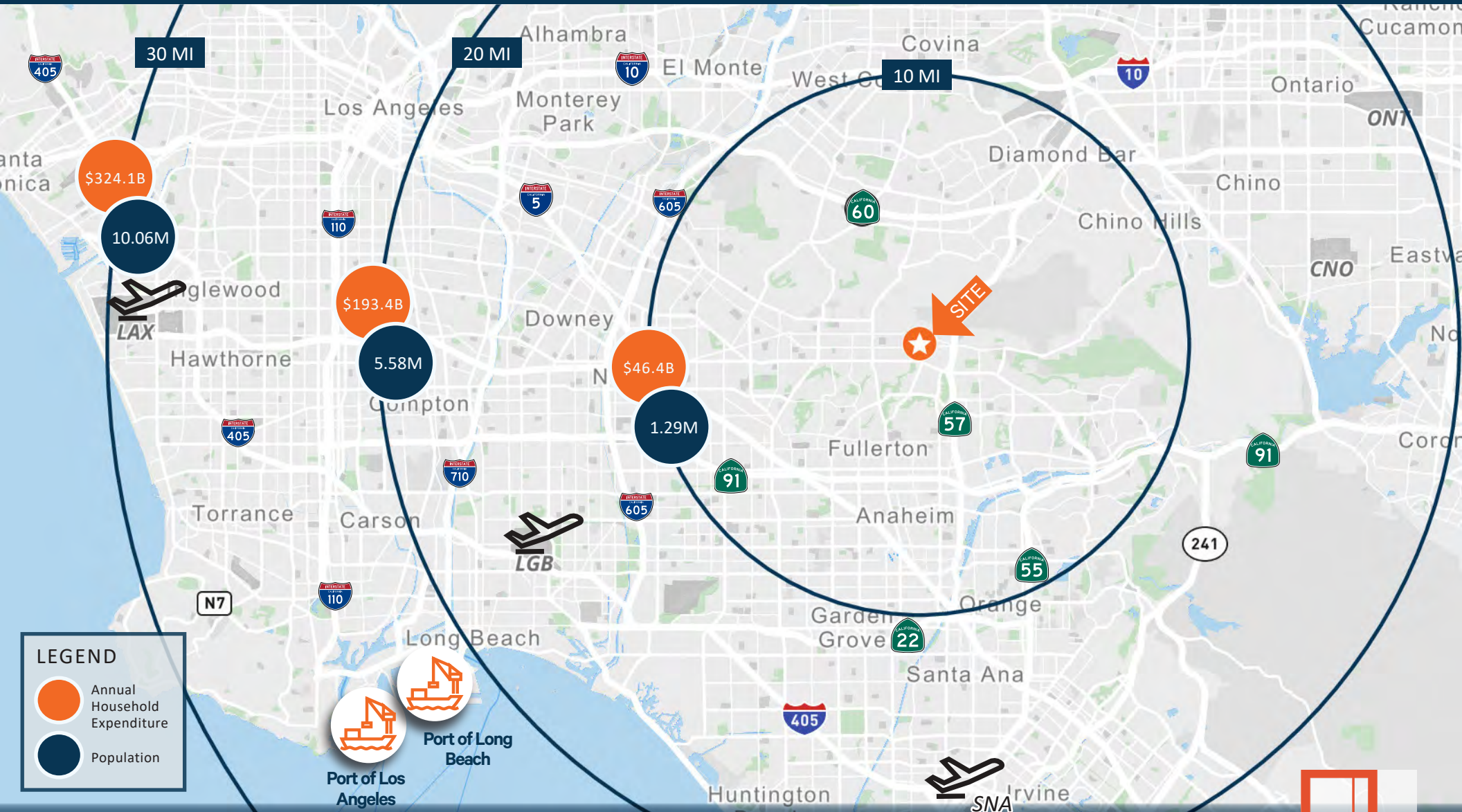
Local Map



For Lease

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LEGEND

- Annual Household Expenditure (Orange circle)
- Population (Dark blue circle)



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