

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


**Rexford
Industrial**

Two Single-Tenant Industrial Buildings

*Tenant should verify all info.

Project Features

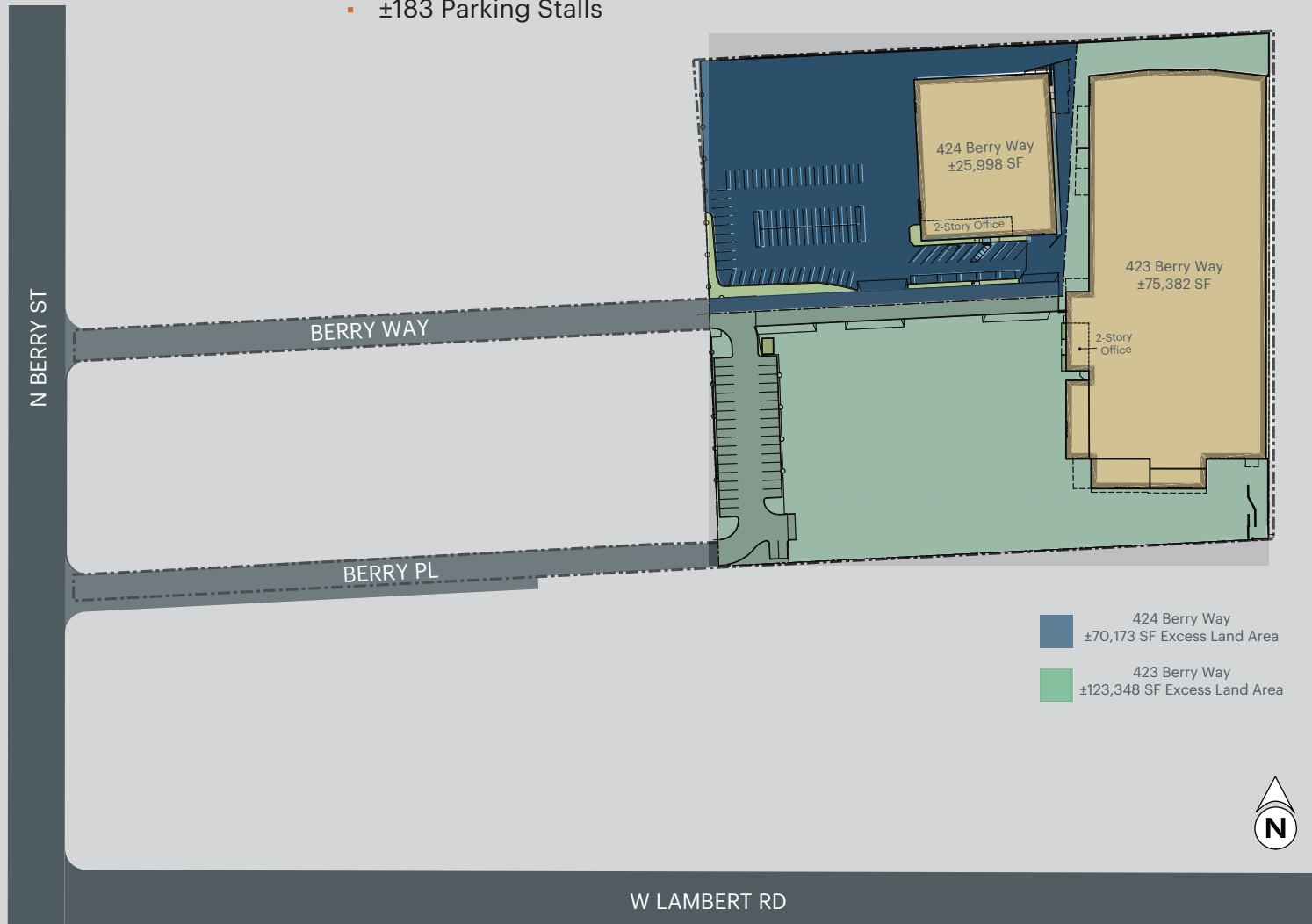
- Two Single-Tenant Industrial Buildings Totalling $\pm 101,380$ SF
 - Warehouse Area: $\pm 95,394$ SF Total
 - Two-Story Office Area: $\pm 5,986$ SF Total
- $\pm 294,901$ SF Land Area (± 6.77 AC)
- Eight (8) Grade-Level Doors
- Large Yard Area
- Fully Fire Sprinklered
- ± 236 Parking Stalls

423 Berry Way

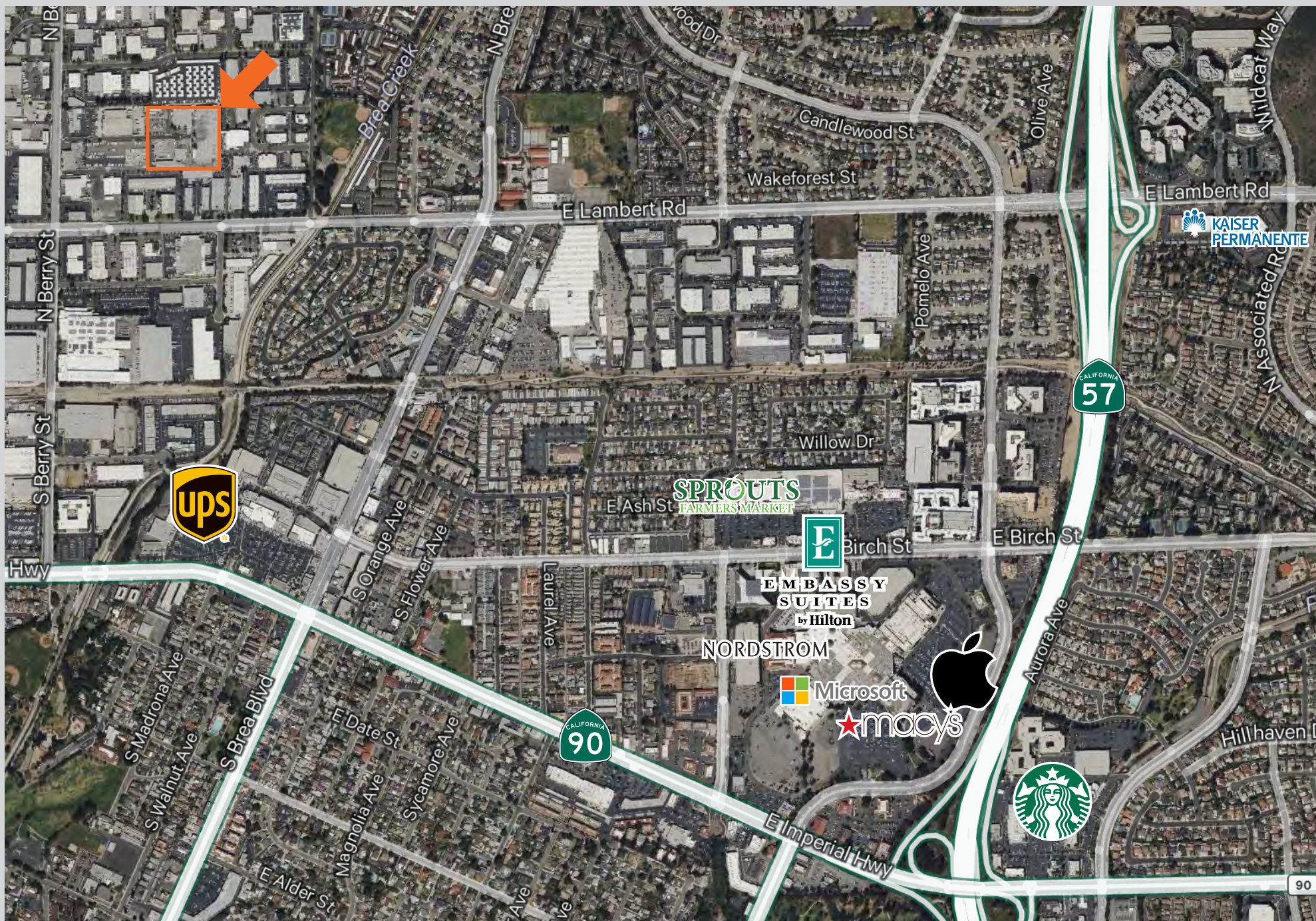
- $\pm 75,382$ SF Industrial Building
 - Warehouse Area: $\pm 73,116$ SF
 - Two Story Office Area: $\pm 2,266$ SF
- $\pm 198,730$ SF of Land (± 4.56 AC)
- Truck Well Can be Added
- Three (3) Grade-Level Doors
- $\pm 24'$ Warehouse Clear Height
- 1,600 Amps Power, 480 Volts
- ± 183 Parking Stalls

424 Berry Way

- $\pm 25,998$ SF Industrial Building
 - Warehouse Area: $\pm 22,278$ SF
 - Two-Story Office Area: $\pm 3,720$ SF
- $\pm 96,171$ SF of Land (± 2.21 AC)
- Five (5) Grade-Level Doors
- $\pm 16'$ Warehouse Clear Height
- 1,200 Amps Power, 480 Volts
- ± 53 Parking Stalls



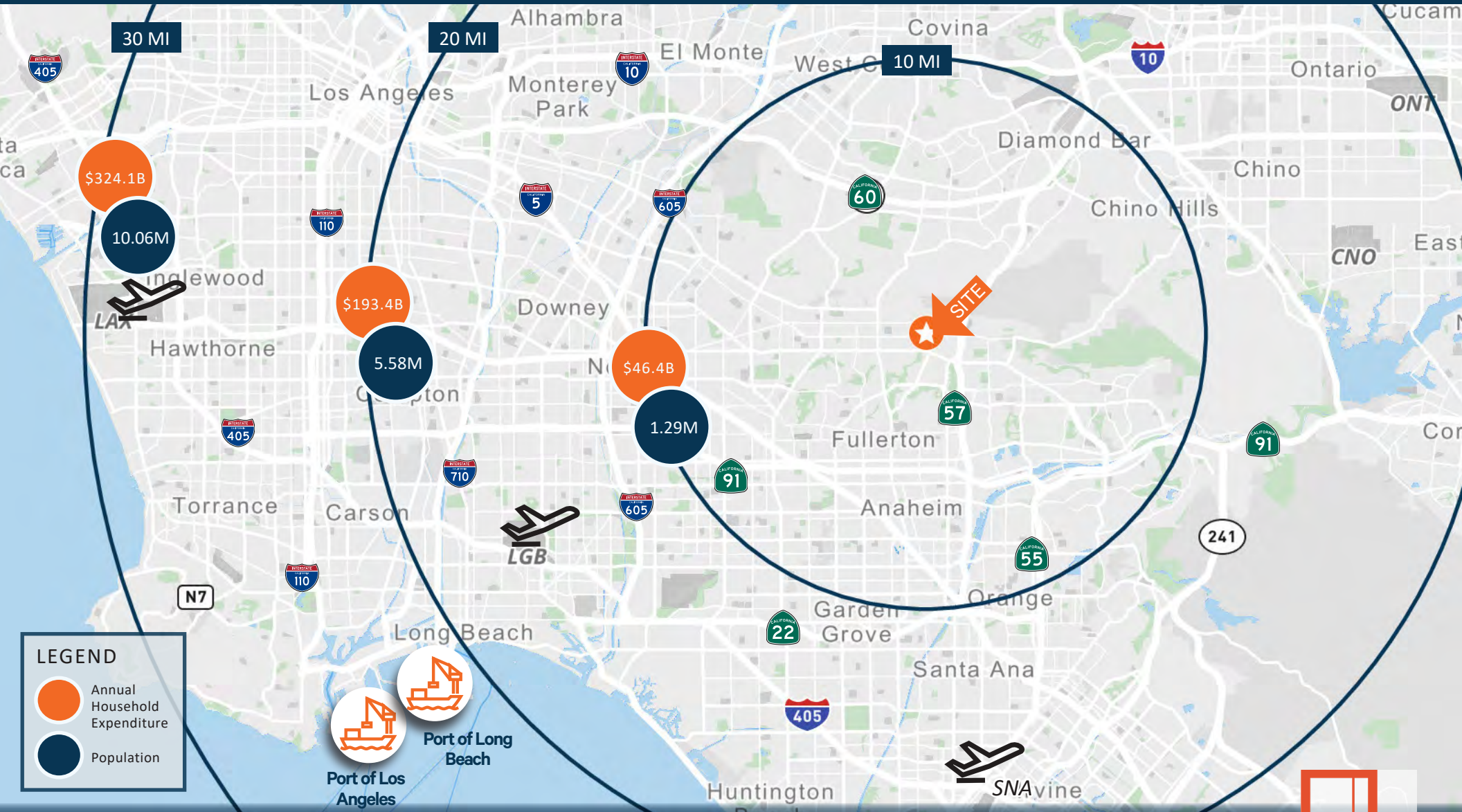
Local Map



For Lease

423-424 BERRY WAY, BREA

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