



408

SATURN ST.
BREA

±108,081 SF FOR SALE OR LEASE

CLASS A MODERN FEATURES | LARGE FENCED & CONCRETE YARD

CBRE



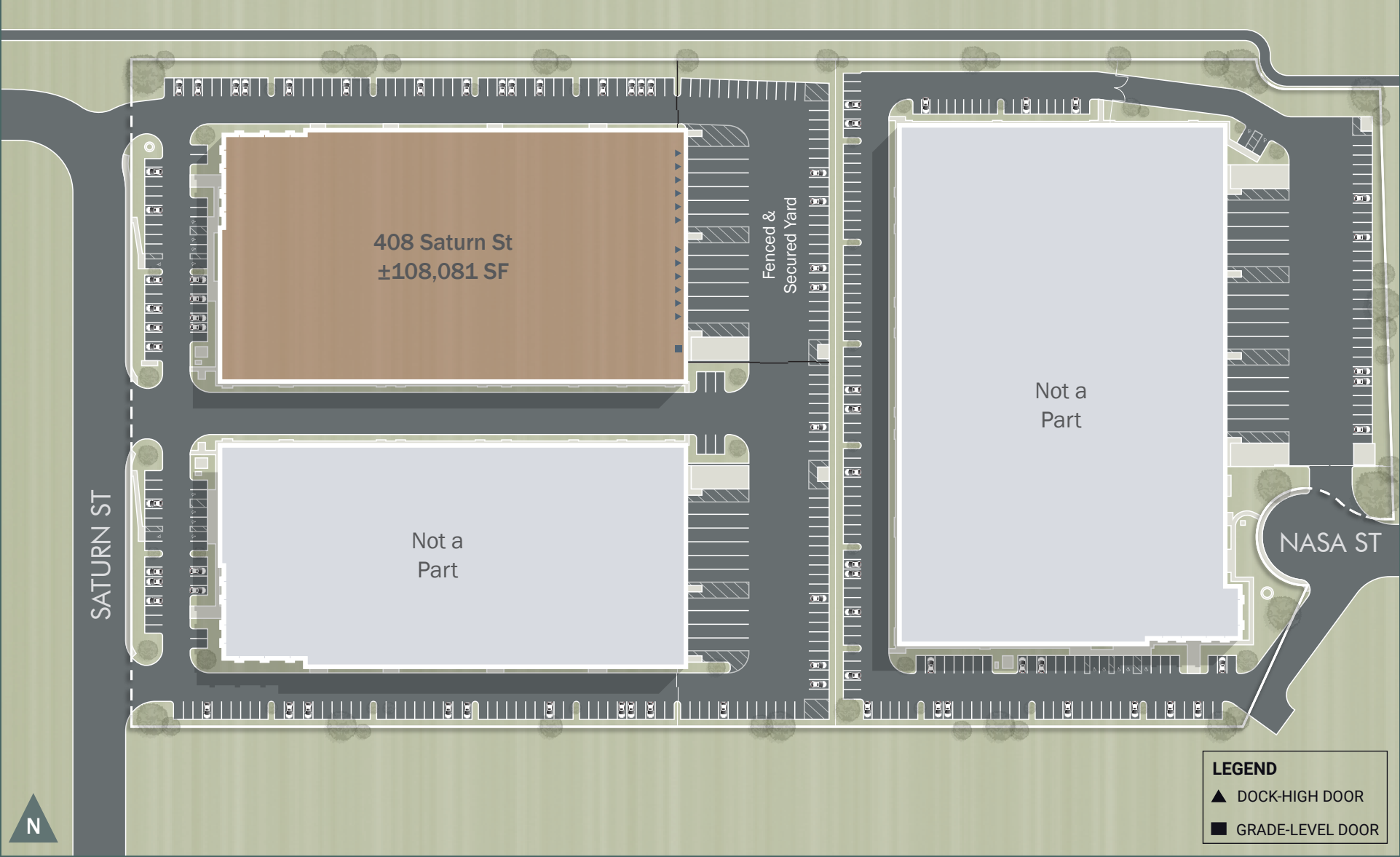
Building Features

- ◇ Rare Class A Freestanding Industrial Building
- ◇ ±108,081 SF Available
- ◇ ±10,196 SF Class A Office Space
- ◇ ±9,322 SF Single-Story Office, Production, Lunch Room & Restrooms
- ◇ 30' Warehouse Clear Height
- ◇ Twelve (12) Dock-High Loading Doors
- ◇ One (1) Grade-Level Ramp
- ◇ 2,000 Amps Power, 277/480 Volts
- ◇ ESFR Sprinkler System
- ◇ Racking and Forklifts Can be Included

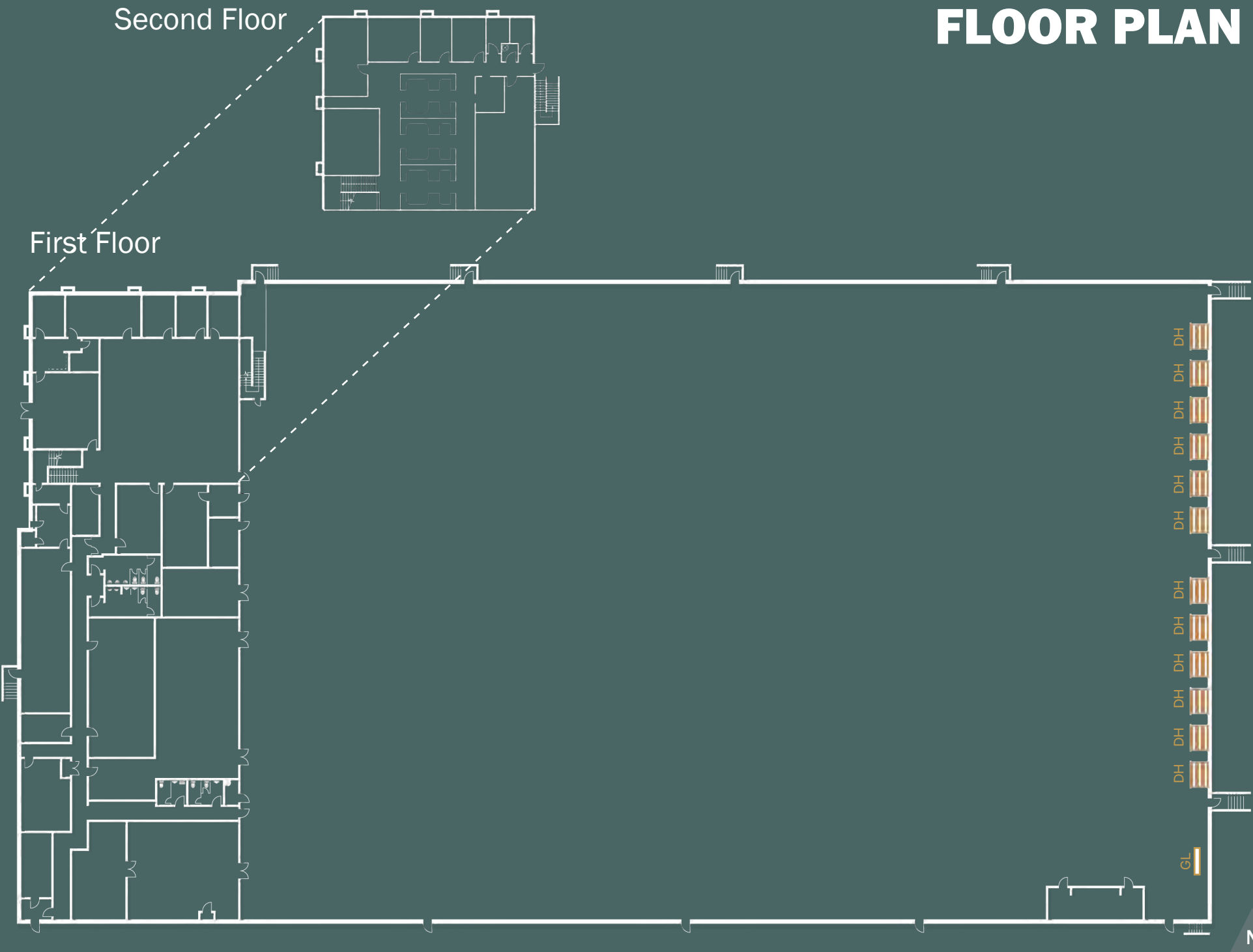
Project Features

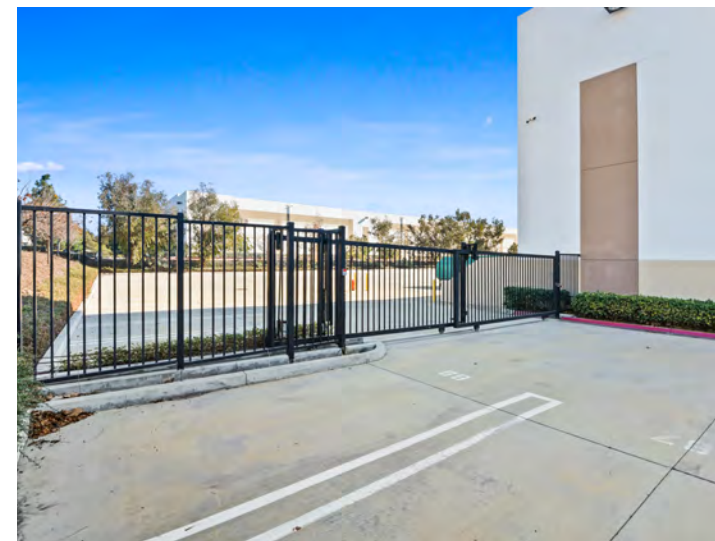
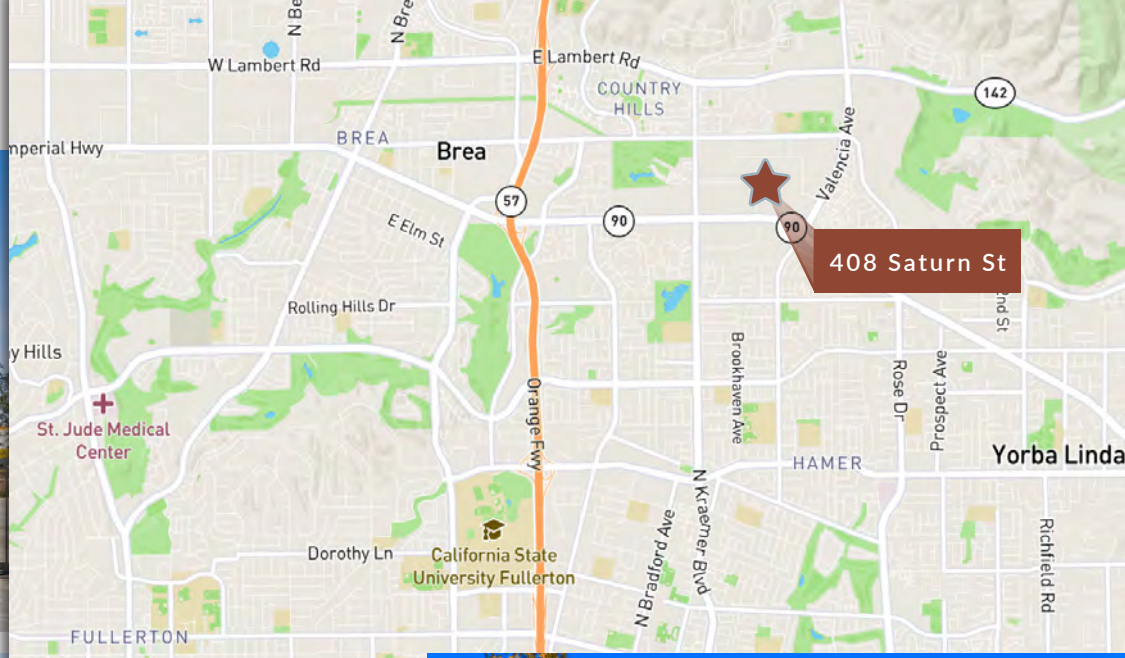
- ◇ Large Fenced & Fully Concrete Yard
- ◇ Drive-Around Capabilities
- ◇ ±132 Auto Parking Stalls
- ◇ ±135' Secure Truck Court
- ◇ Close Proximity to 57 Freeway
- ◇ Central Access Point for Orange, Los Angeles & Riverside Counties
- ◇ Business Friendly City of Brea
- ◇ Excellent Amenity Base
- ◇ Master Planned Corporate Business Park

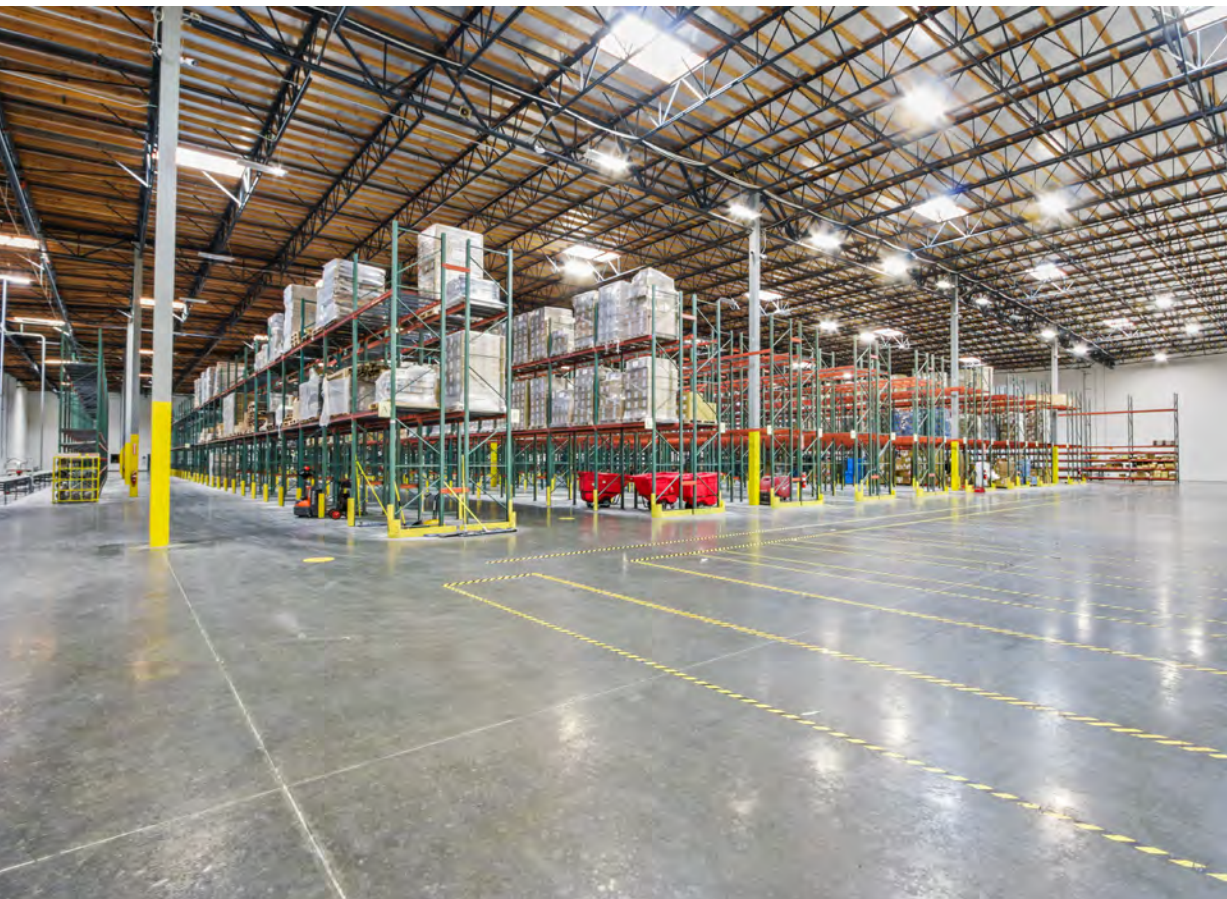
SITE PLAN



FLOOR PLAN









MILEAGE TO

1 Port of Los Angeles	36.4 miles	4 Disneyland	11.2 miles	7 Long Beach Airport	26.2 miles
2 Port of Long Beach	31.7 miles	5 Honda Center	9.8 miles	8 Los Angeles Int'l Airport	42.3 miles
3 Anaheim Stadium	11.0 miles	6 John Wayne Airport	18.8 miles		

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