



W. LAMBERT ROAD

±5.36 AC Rare IOS Site for Sale or Lease

BREA, CA

CBRE

WEST HARBOR
CAPITAL

FOR SALE OR LEASE

- ◇ Rare Large Land Site in Orange County
- ◇ ±5.36 AC Site (±233,469 SF)
- ◇ ±25,930 SF Industrial Building
- ◇ Multiple Points of Ingress/Egress
- ◇ Frontage on Lambert Road
- ◇ Flexible M-2 Zoning Allowing for a Wide Variety of Industrial Outdoor Storage Uses*
- ◇ Immediate Access to 57 Freeway and Imperial Highway

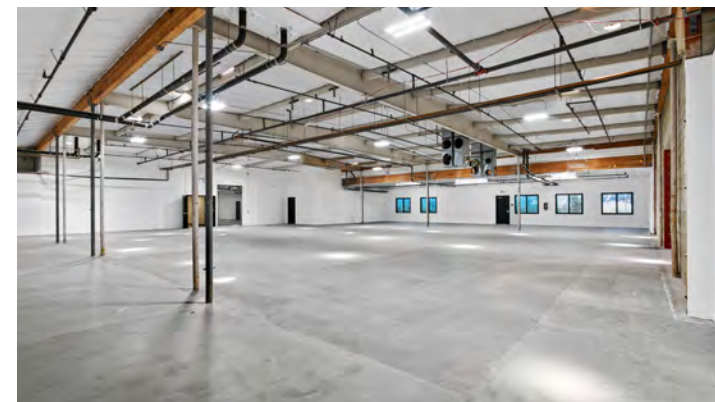
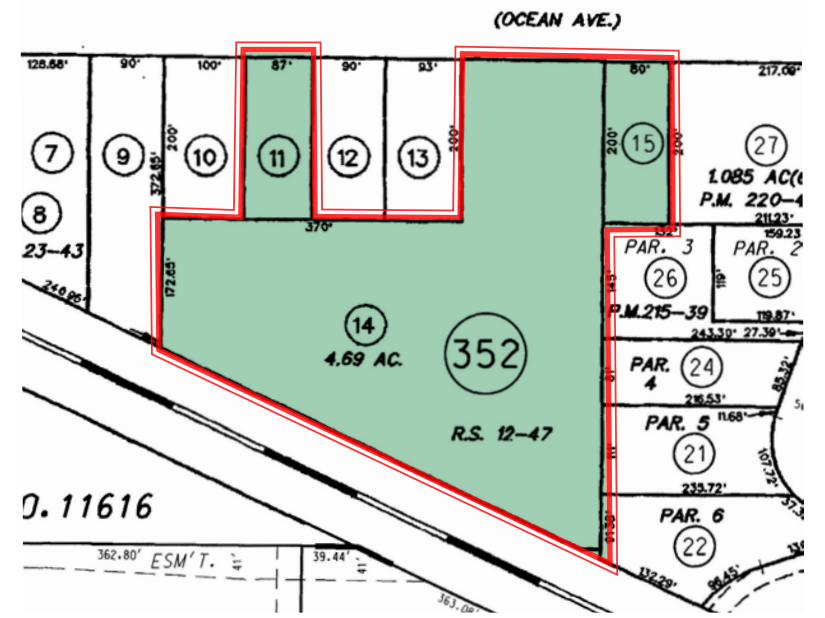
W. Lambert Rd.
Brea, CA

W. Lambert Rd.

*Per City Code, the following uses are allowed by right:

- ◇ Transit and transportation terminals, repair and storage facilities
- ◇ Contractors yards and shops
- ◇ Electrical distribution substations
- ◇ Retailing of trucks, campers, and other vehicles and repair thereof
- ◇ Auto trailer, camper, and mobile home manufacturing
- ◇ Building material and hardware sales
- ◇ Furniture manufacturing, upholstery, and refinishing
- ◇ Garage, parking, or parking structure
- ◇ Lumber yards
- ◇ Lumber processing and woodworking
- ◇ Warehouses and storage buildings
- ◇ Automobiles, trucks, and trailer manufacturing

This information has been obtained from sources believed reliable but has not been verified for accuracy and completeness. You should verify all information.

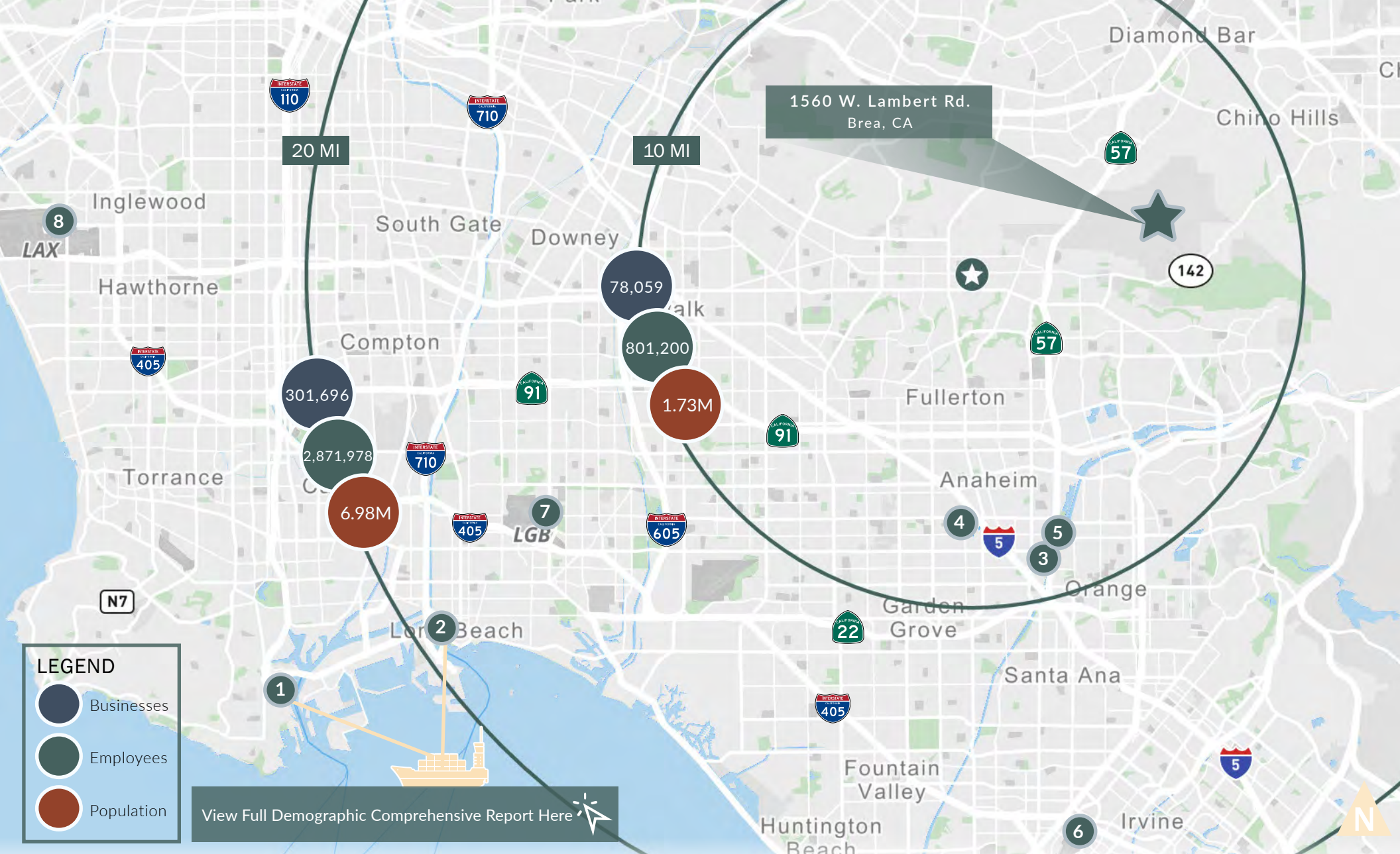


SITE PLAN



Multiple Points of Ingress / Egress





MILEAGE TO

① Port of Los Angeles	39.7 miles	④ Disneyland	9.4 miles	⑦ Long Beach Airport	27.8 miles
② Port of Long Beach	34.6 miles	⑤ Honda Center	11.3 miles	⑧ Los Angeles Int'l Airport	34.1 miles
③ Anaheim Stadium	11.4 miles	⑥ John Wayne Airport	21.4 miles		

CONTACT US

Keith Greer

Lic. 01899022

+1 714 371 9209

keith.greer@cbre.com

Ben Seybold

Lic. 01081310

+1 714 371 9233

ben.seybold@cbre.com

Sean Ward

Lic. 01415499

+1 714 371 9222

sean.ward@cbre.com

CBRE, Inc. | Broker Lic. 00409987

W. Lambert Rd.
Brea, CA

E. Lambert Rd.

W. Lambert Rd.



© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.