

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 ( $\pm 6.77$  AC)
- Eight (8) Grade-Level Doors
- Large Yard Area
- Fully Fire Sprinklered
- $\pm 236$  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 ( $\pm 4.56$  AC)
- Truck Well Can be Added
- Three (3) Grade-Level Doors
- $\pm 24'$  Warehouse Clear Height
- 6,000 Amps Power
- $\pm 183$  Parking Stalls

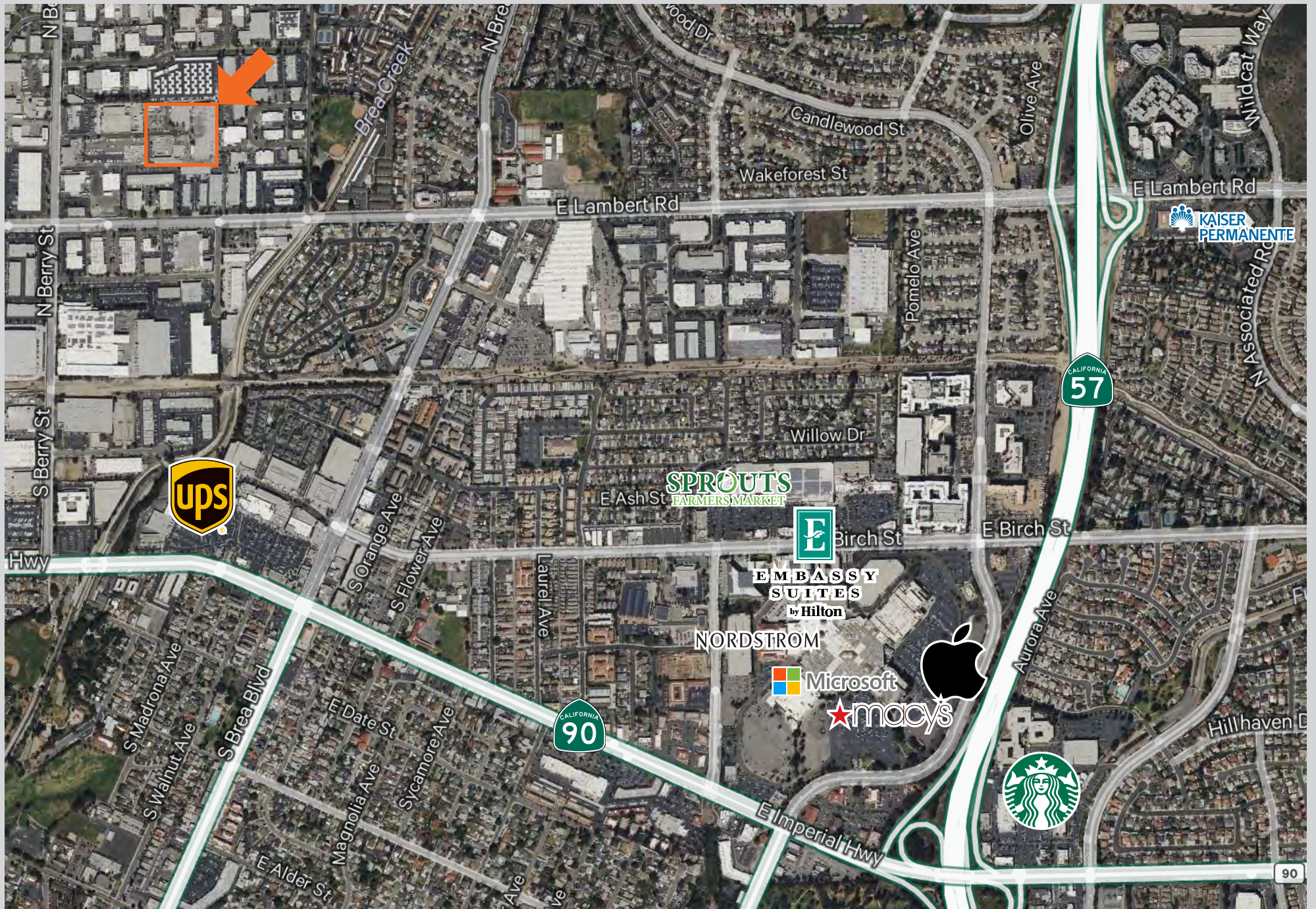
## 424 Berry Way

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





# Local Map





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