

# 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



## **Two Single-Tenant Industrial Buildings**

### **Project Features**

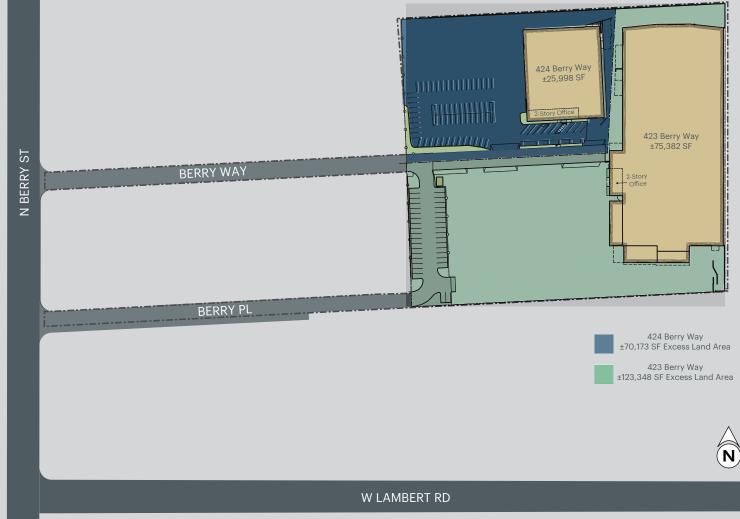
- Two Single-Tenant Industrial Buildings Totalling ±101,380 SF
  - Warehouse Area: ±95,394 SF Total
  - Two-Story Office Area: ±5,986 SF Total
- ±294,901 SF Land Area (±6.77 AC)
- Eight (8) Grade-Level Doors
- Large Yard Area
- Fully Fire Sprinklered
- ±236 Parking Stalls

### 423 Berry Way

- ±75,382 SF Industrial Building
  - Warehouse Area: ±73,116 SF
  - Two Story Office Area: ±2,266 SF
- ±198,730 SF of Land (±4.56 AC)
- Truck Well Can be Added
- Three (3) Grade-Level Doors
- ±24' Warehouse Clear Height
- 6,000 Amps Power
- ±183 Parking Stalls

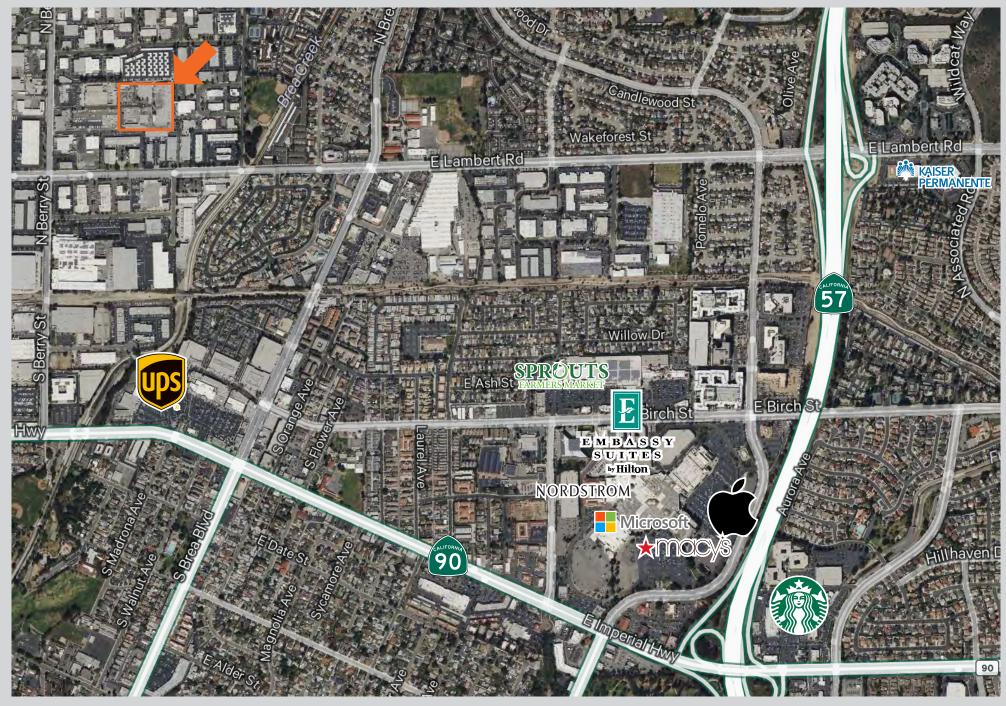
### 424 Berry Way

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







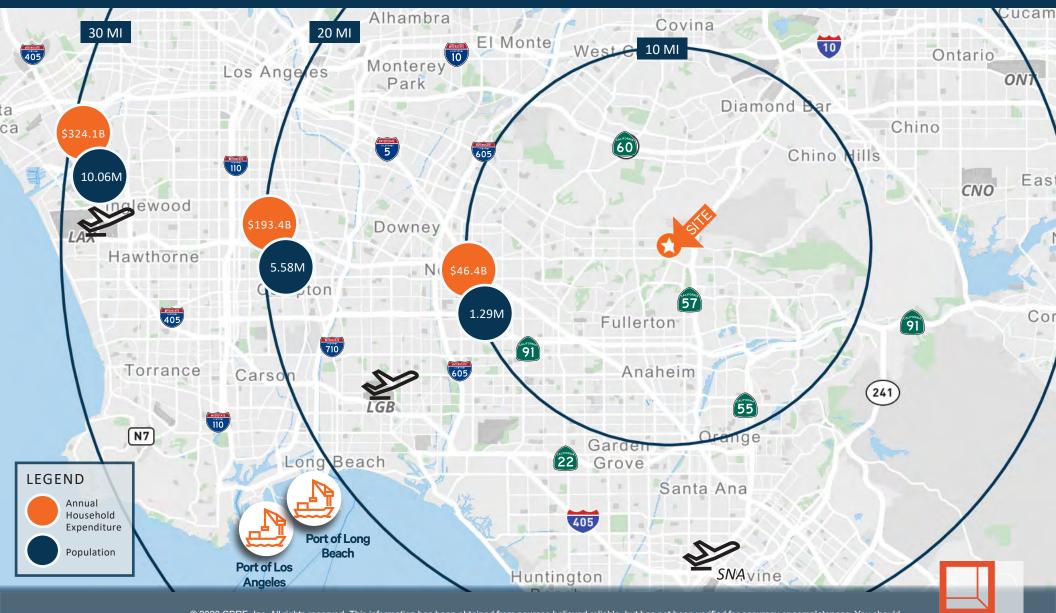


## For Lease 423-424 BERRY WAY, BREA

# ±101,380 SF on ±6.77 AC of Land

Rexford

Industrial



CBRE

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