

2929 east
Imperial Hwy.
Brea, California

Brand New Building For Lease
130,925 SF
NOW READY FOR OCCUPANCY



Another Quality
Development By:

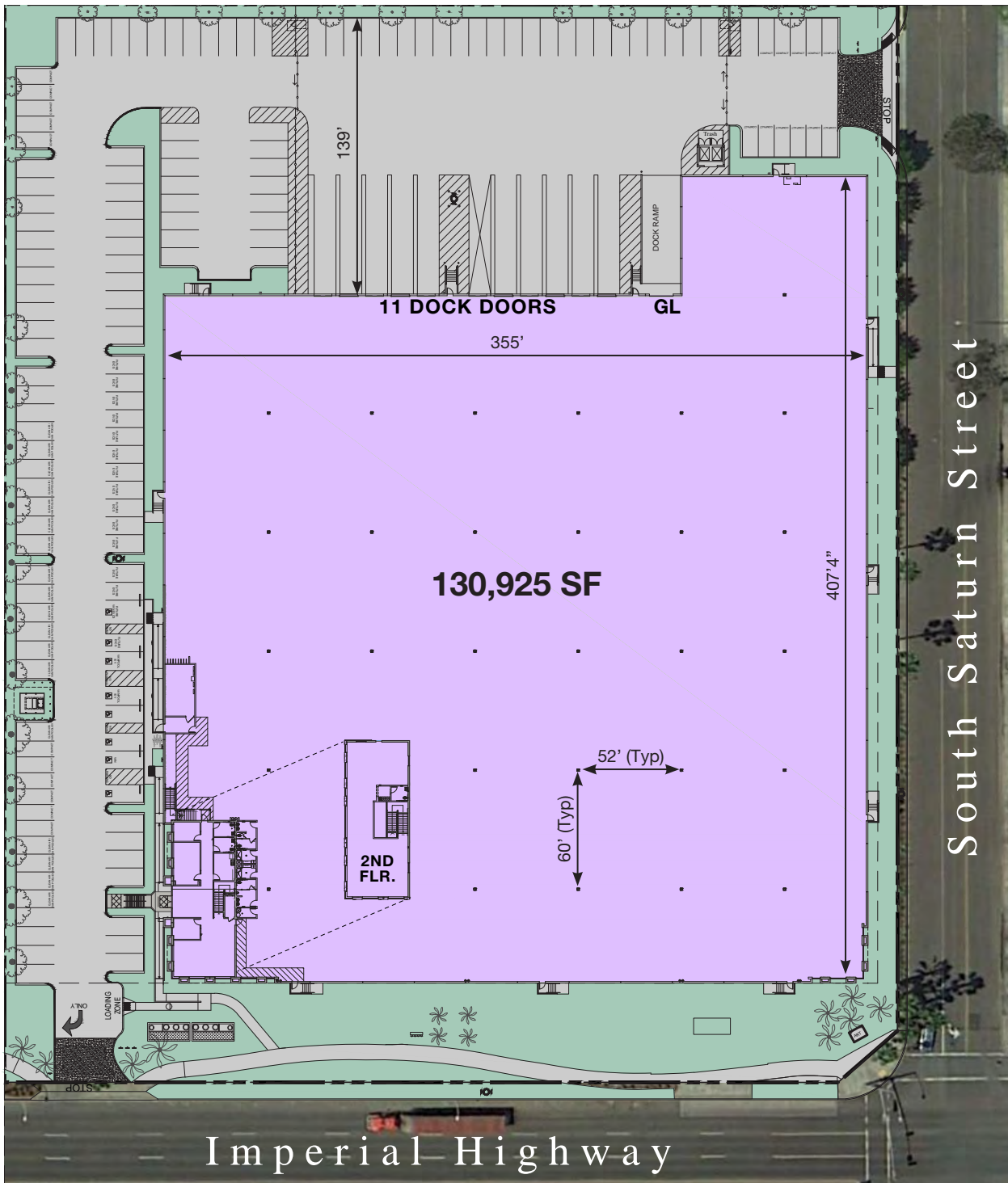
NEWMARK



WESTERN REALCO

*State-of-the-art freestanding industrial building with
high-profile frontage on Imperial Hwy.*

2929 east Imperial Hwy. Brea, California



Project Features

- 5.6 Acres (244,059 SF±)
- Zoning: M-1 (Light Industrial)
- High Identity Frontage on Imperial Hwy.
- Easy Access to 57 & 91 Freeways
- Close Proximity to Abundant Retail Amenities
- Adjacent to Numerous Desirable Residential Communities

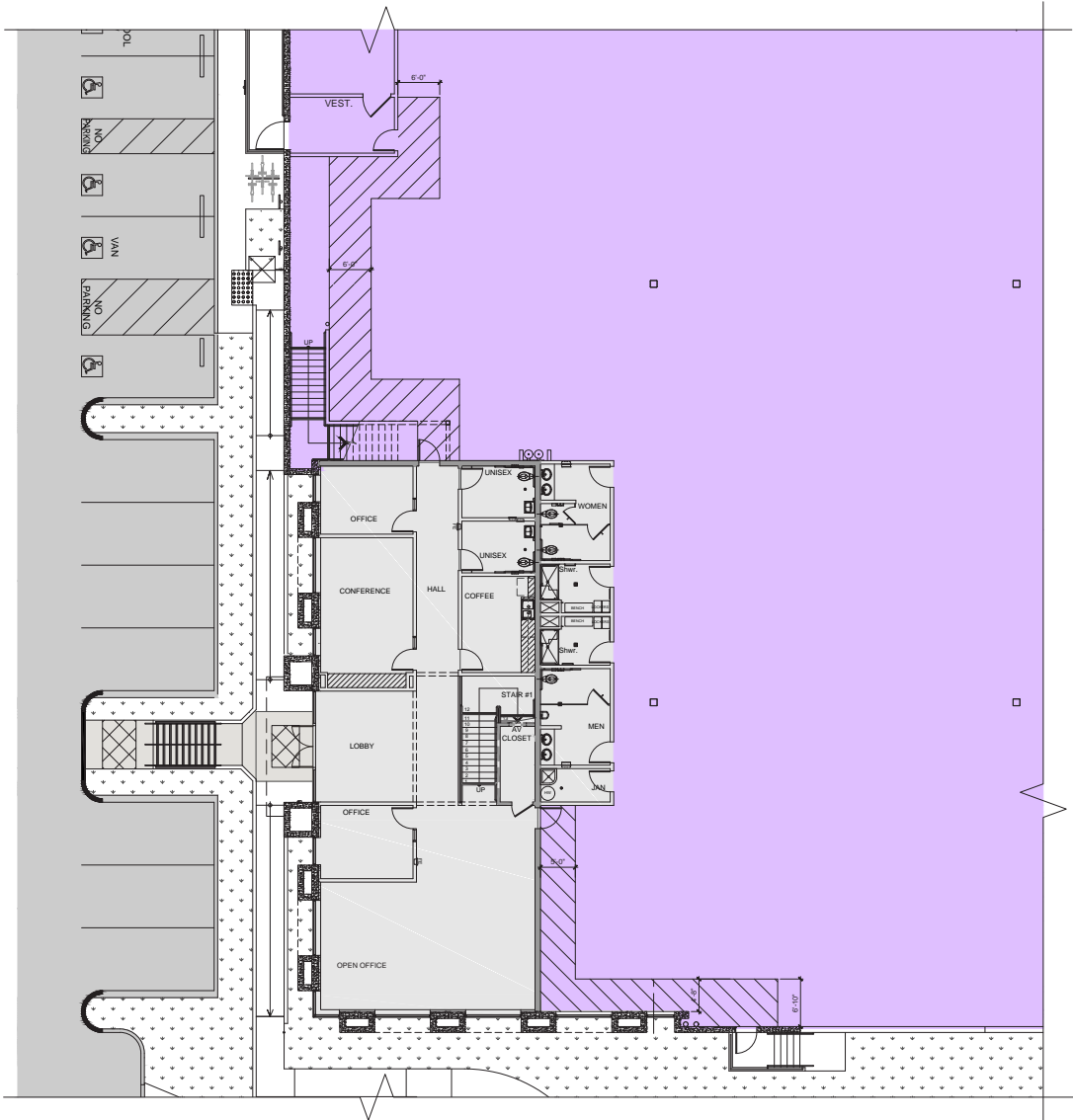
Building Features

- 130,925 SF Building Size
- 4,995 SF 2-Story Office Area
- 11 DH Doors; 1 GL Door
- 32' Minimum Ceiling Clearance
- ESFR Sprinklers
- 2,000 Amp, 277/480 Volt Power
- Fenced & Secured Truck Court

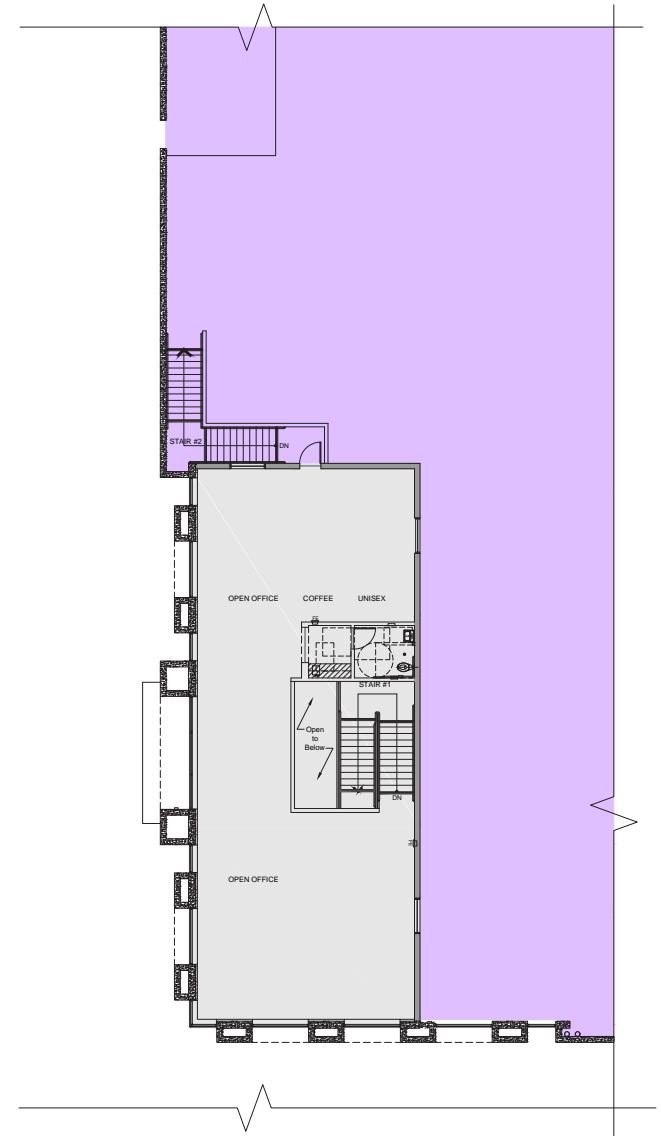
Potential Use Opportunities

- Warehouse/Distribution
- "Last Mile" E-Commerce Facility
- Manufacturing
- Research & Development
- Corporate Headquarters
- Cold Storage

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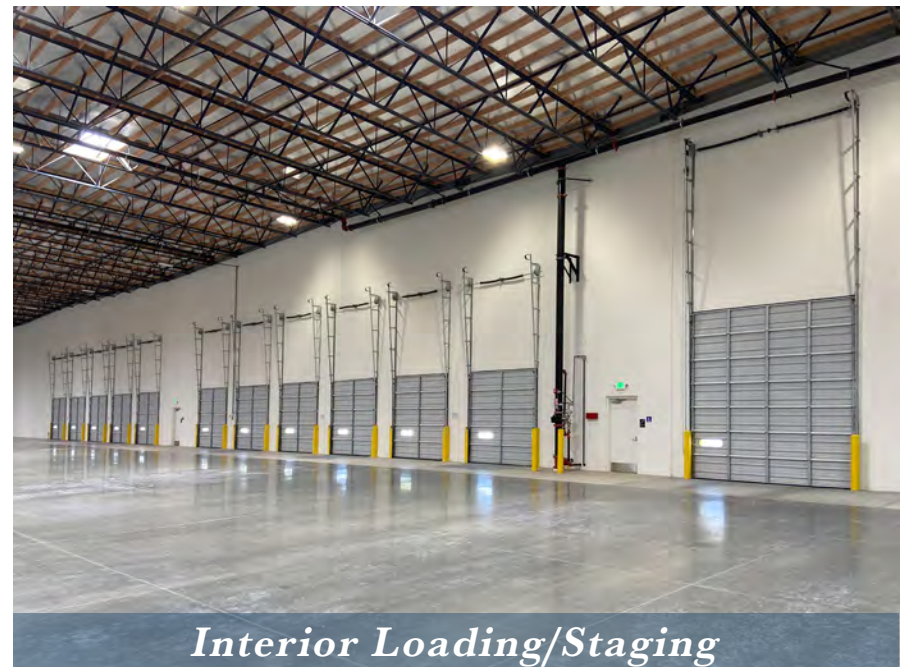


GROUND FLOOR OFFICE PLAN
2,666 SF



SECOND FLOOR OFFICE PLAN
2,329 SF

2929 east Imperial Hwy. Brea, California



Corporate Neighbors/Retail Amenities

Albertsons

BREA MALL
A SIMON CENTER



IMPERIAL HIGHWAY

Brea UNION PLAZA

2929 east
Imperial Hwy.
Brea, California

JADE

BECKMAN
COULTER

AST SPORTSWEAR INC.

Collins
Aerospace

AMERICOLA

COYLE

SAFRAN

TSW

AMOREPACIFIC

extended
STAY
AMERICA

Chase
Suite
Hotels

SUZUKI

Whynter

Bank of America

VALENCIA DRIVE

WHOLE FOODS
MARKET

JIMMY'S FAMOUS
AMERICAN TAVERN

MENDOCINO FARMS
sandwich market

REBORN COFFEE

URBAN PLATES

SLAPFISH

Capital
noodle bar



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