

# 404 N BERRY ST, BREA, CA

*±18,870 SF Industrial Building on an ±87,595 SF Parcel  
For Sublease*



## **Ryan Magarian**

*Principal | Lee & Associates - Orange*

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DRE# 02063515

## **Nick Magarian**

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DRE# 02236068

## **Greg T. Martin**

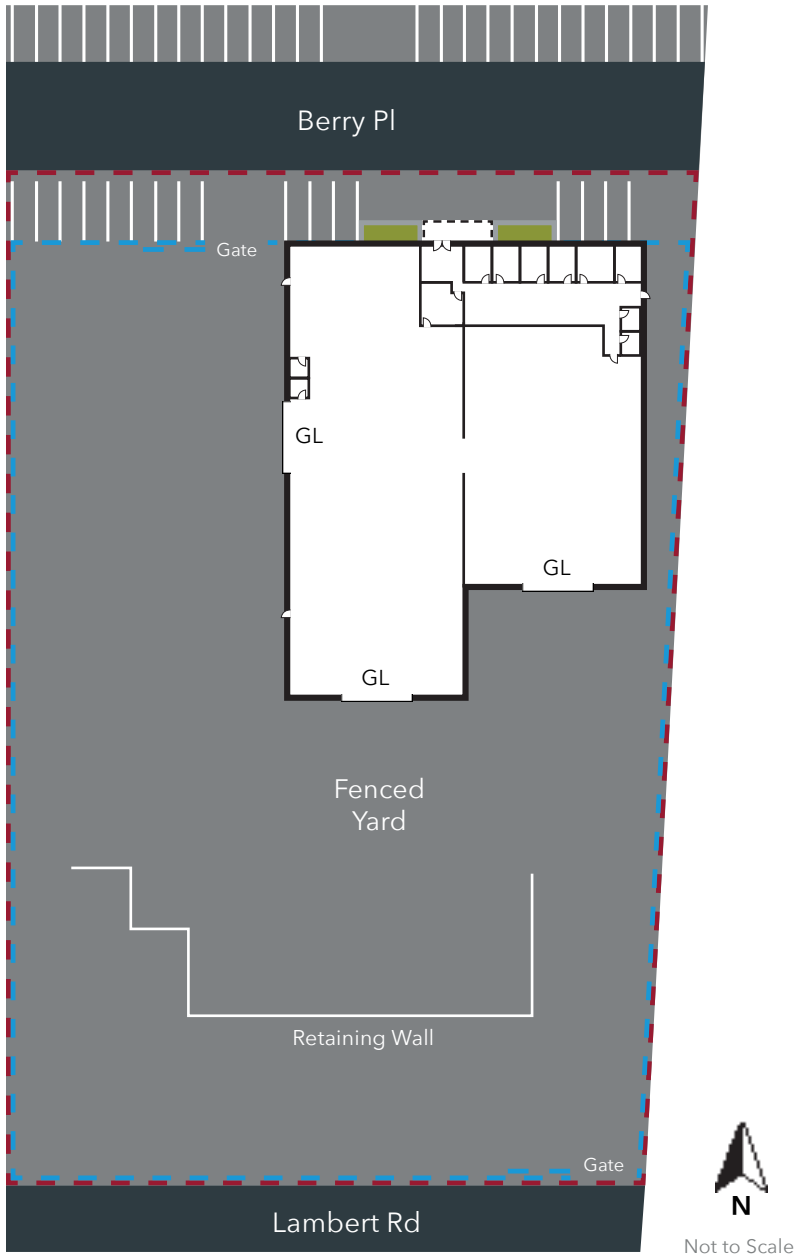
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## PROPERTY FEATURES

PROPERTY TYPE	Freestanding Industrial
BUILDING SIZE	±18,870 SF
OFFICE SIZE	±3,029 SF
PARCEL SIZE	±87,595 SF
FENCED YARD	Huge Fenced Yard
LOADING DOORS	3 Ground Level
POWER	1,200 Amps of 277/480 Volt (verify)
FIRE SPRINKLERS	Yes
WAREHOUSE CLEARANCE	±16'
FREEWAYS IMMEDIATE	57, 90 Hwy
ZONING	M2 (Heavy Industrial)
SUBLEASE EXPIRATION DATE	<b>November 30, 2027</b>

All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.

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**SITE**



- Macy's
- Nordstrom
- JCPenney
- Uniqlo
- Untuckit
- Coach
- The Cheesecake Factory
- Roll & CO
- The Breakfast Factory



**DOWNTOWN BREA**

- Edwards Theatre
- The Boiling Crab
- Brea Improv
- UFC Gym
- Yard House
- Benihana
- Brunos Italian Kitchen
- Chico's
- Finney's Craft House
- Old Brea Chophouse

**BREA MALL**



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