

404 N BERRY ST, BREA, CA

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



Ryan Magarian

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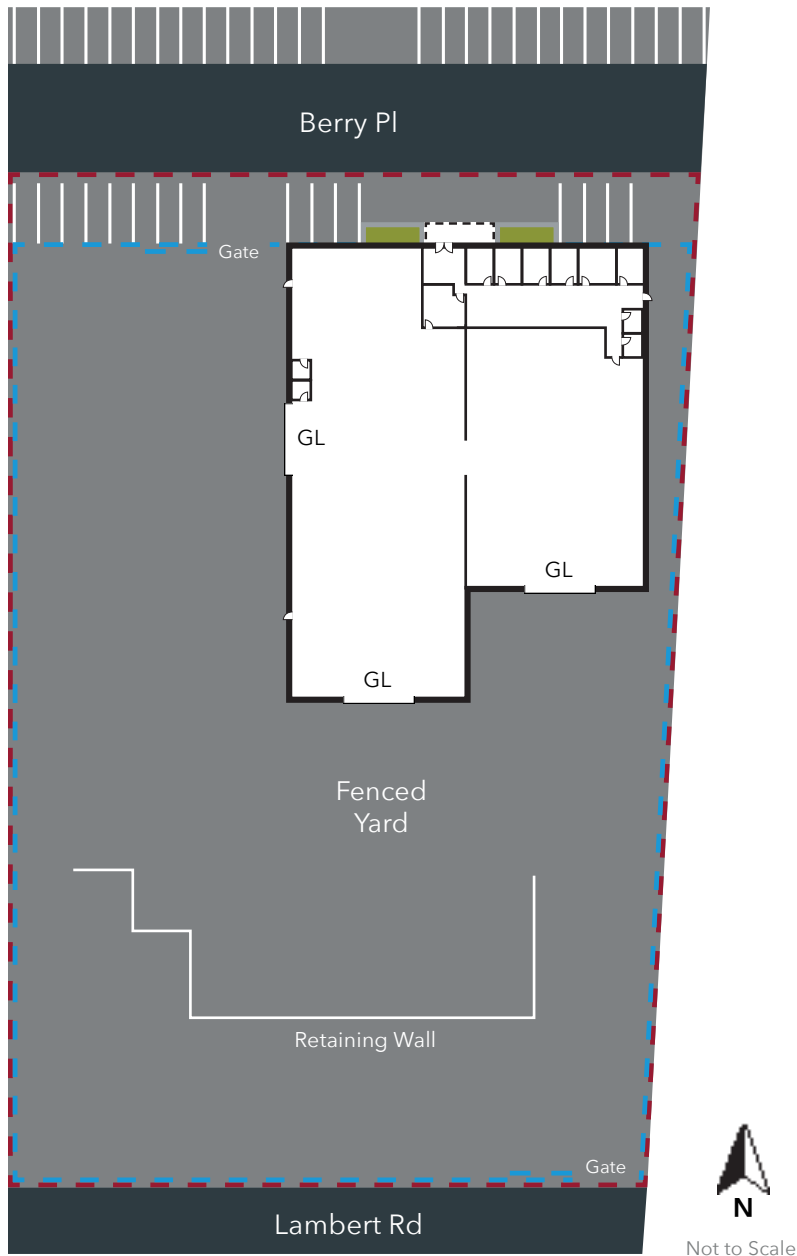
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PROPERTY FEATURES

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	November 30, 2027

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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