

RARE HIGH-IMAGE FLEX BUILDING | EXTENSIVE GLASSLINE | HIGHLY UPGRADED OFFICE SPACE

650
Columbia St

BREA, CALIFORNIA



Q4 2026 OCCUPANCY



FOR SALE:

±49,903 SF ADVANCED MANUFACTURING BUILDING

CBRE

PROJECT FEATURES & HIGHLIGHTS*

±49,903 SF Freestanding High-Image Manufacturing Building

±26,429 SF Two-Story, Highly Upgraded Office Space

One (1) Dock-High Door (expandable)

One (1) Grade-Level Door (expandable)

±28' Minimum Warehouse Clearance

2,500 Amps, 277 / 480v, 3p 4w Heavy Power (verify)

Fully Fire Sprinklered (.33 / 3,000 SF Sprinkler Calculation)

Abundant Parking: 151 Auto Parking Stalls (±4.0:1,000 SF Ratio)

Fenced & Secured Yard Area

Project Highlights

Occupancy Q4 2026

Prime North Orange County Location in a Well-Maintained Industrial Neighborhood

Corner Lot with Extensive Glassline

Excellent Visibility with Major Street Frontage on Columbia St and N Berry St

Close Proximity to Imperial Highway and Excellent Access to the 57 Freeway





650 COLUMBIA ST, BREA, CA

SITE PLAN



COLUMBIA ST

$\pm 49,903$ SF



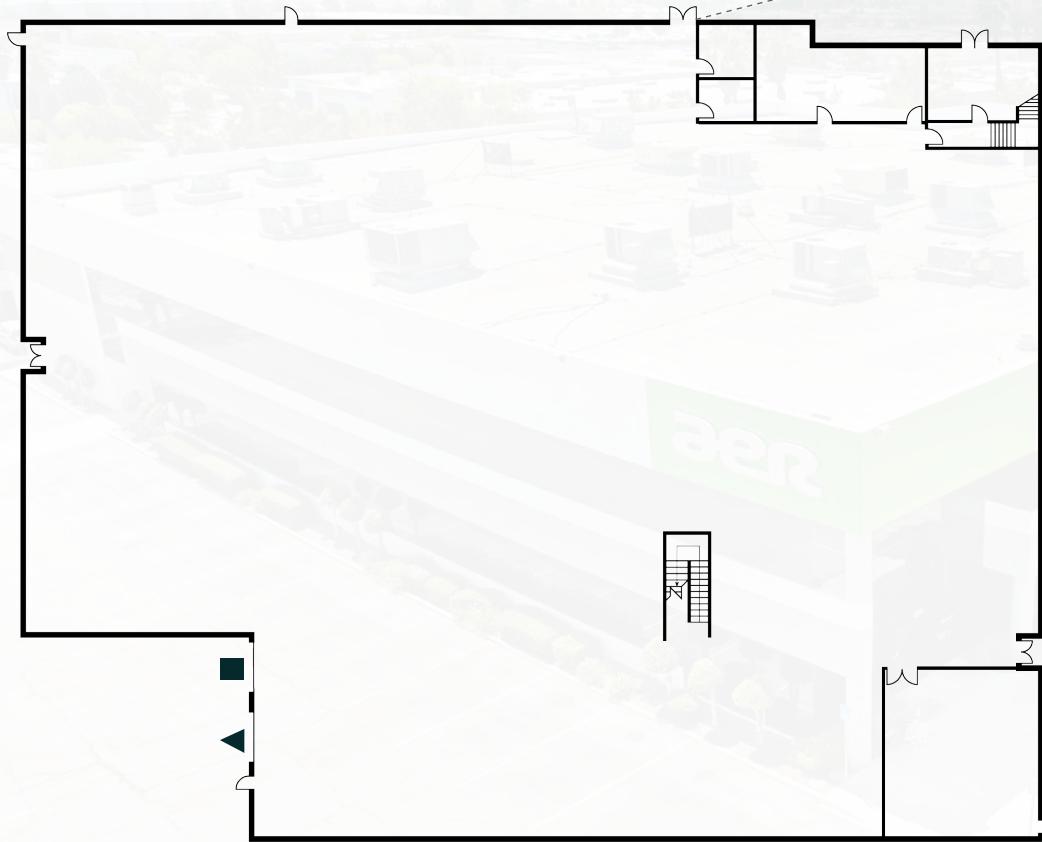
N BERRY ST

FLOOR PLAN

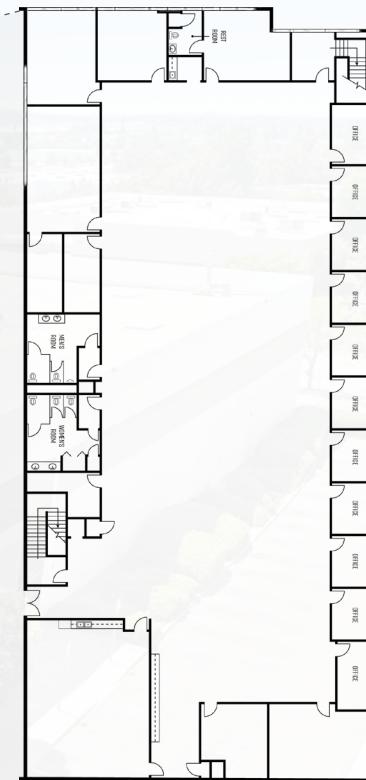
LEGEND

-  Dock-High Door
-  Grade-Level Door

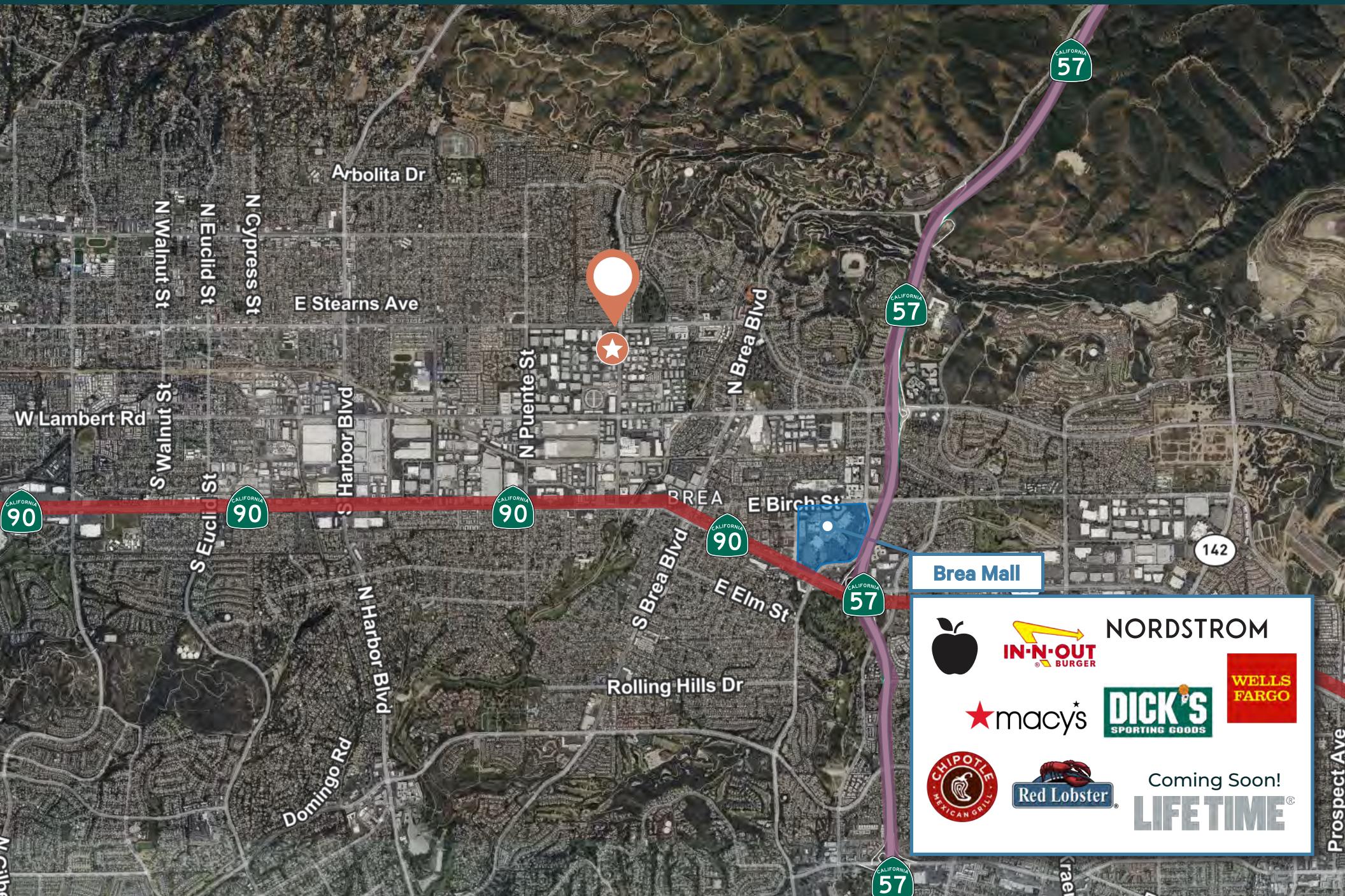
1st Floor



2nd Floor



LOCAL MAP



REGIONAL MAP



650

COLUMBIA ST

BREA, CA



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