

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

**Prospective Buyer to Verify All Information*

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

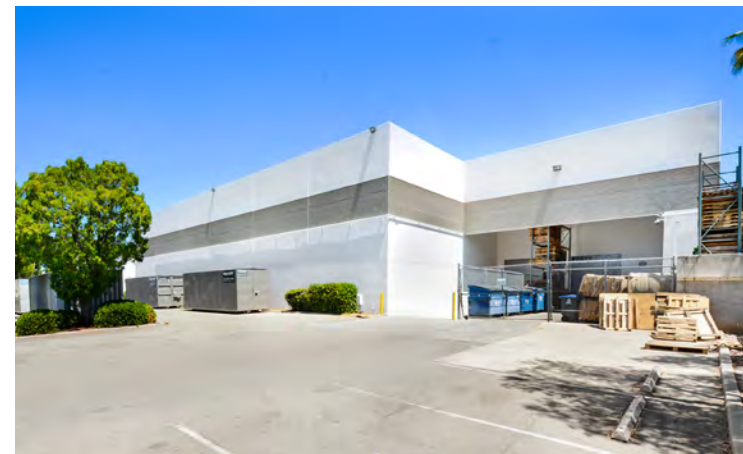
Occupancy Q4 2026

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



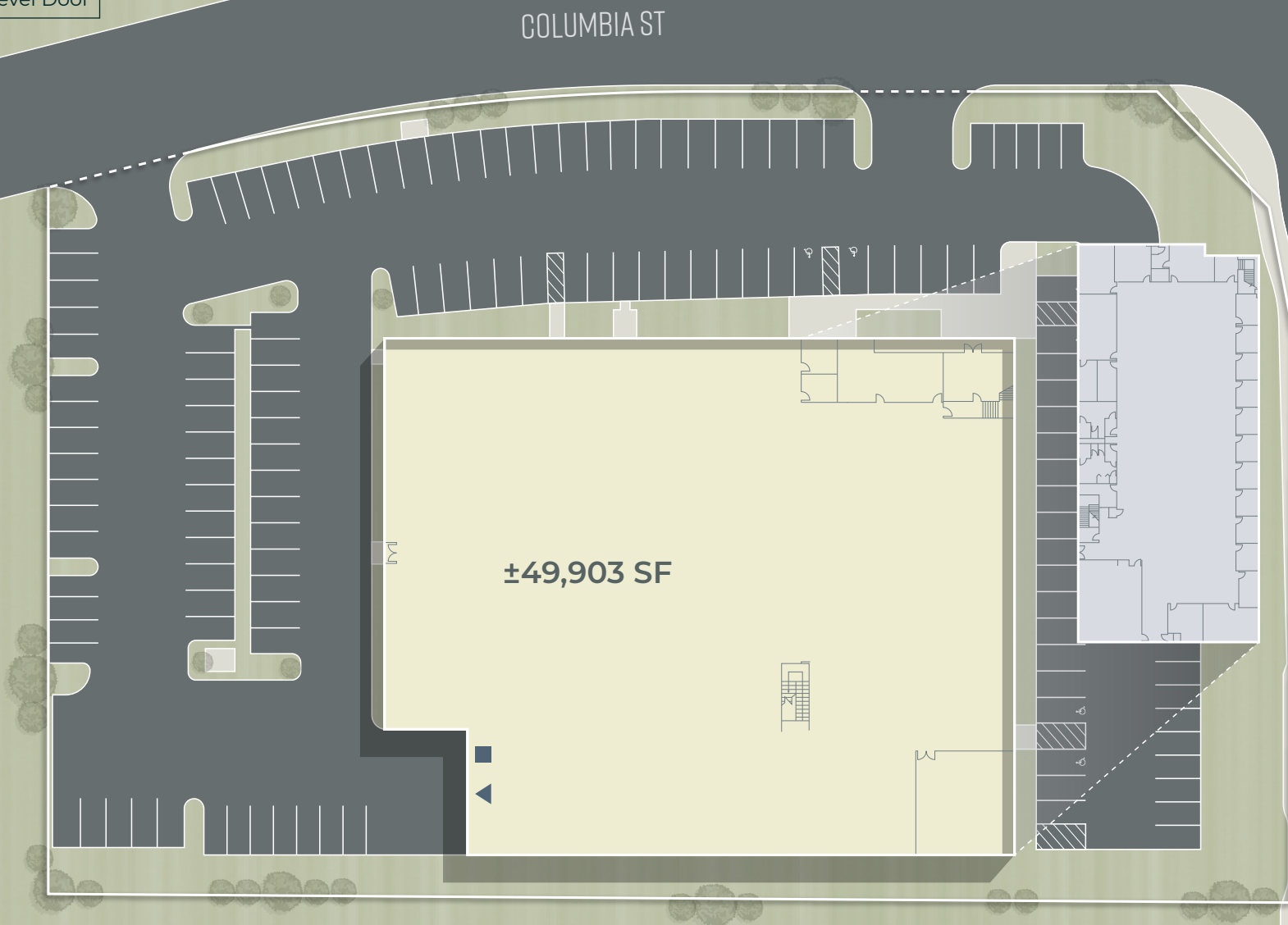


650 COLUMBIA ST, BREA, CA

SITE PLAN

LEGEND

- Dock-High Door
- ▲ Grade-Level Door



N BERRY ST

FLOOR PLAN

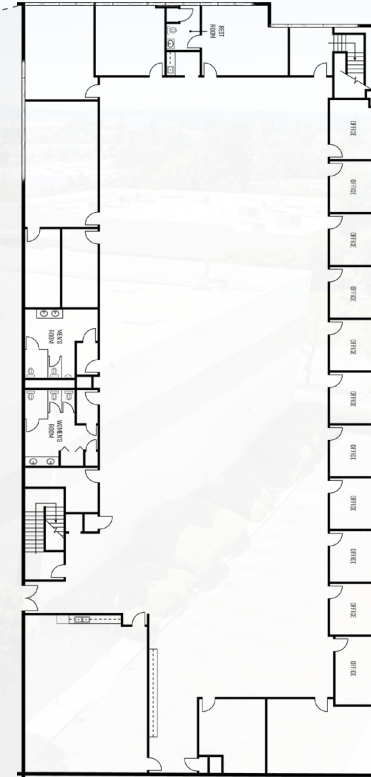
LEGEND

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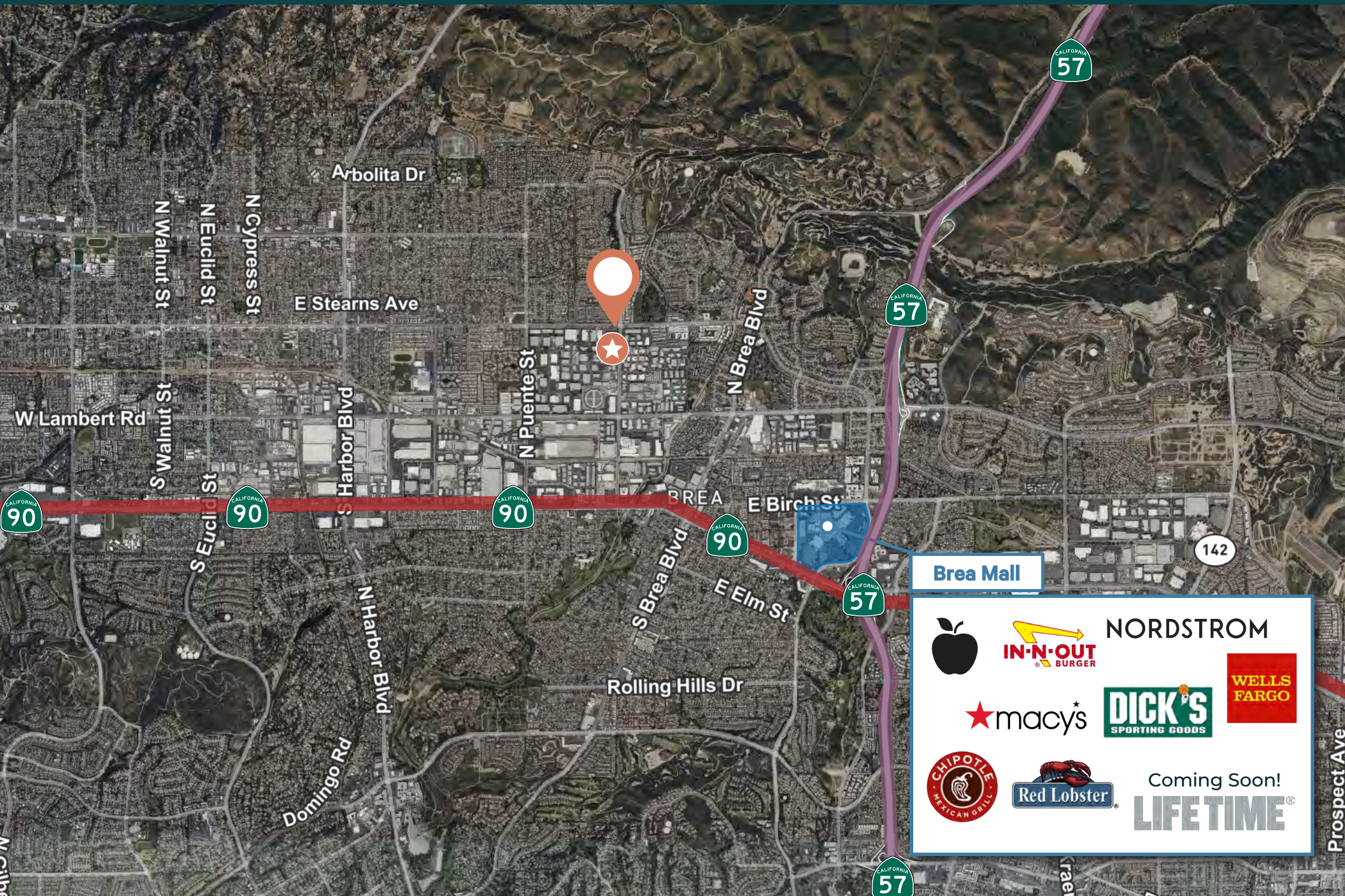
1st Floor



2nd Floor



LOCAL MAP



Brea Mall

		NORDSTROM
		
		Coming Soon! LIFETIME

REGIONAL MAP



650

COLUMBIA ST

BREA, CA



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