

331 — 333

CLIFFWOOD PARK ST

AVAILABLE

331-333 Cliffwood Park St, Brea CA 92821



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Property Highlights

Building Size:	±99,694 Square Feet
Office Area:	±11,423 Square Feet
Site Area:	±4.66 Acre Parcel
Clear Height:	22' - 24' Minimum Clear Height
Loading:	4 Dock High Loading Doors [expandable], 1 Ground Level
Parking:	±150 Stalls
Power:	3,000A/277-480v (verify)
Yard:	Fenced Yard Area
Sprinkler:	Fully Fire Sprinklered: .33/3,000 (verify)
Zoning:	M-1
Site:	Fully Secured
In Place CUP:	Electronic waste disassembly and recycling business.
Location:	Immediate access to CA-57 Freeway, strategically located with proximity to key logistics infrastructure (Ports of LA / Long Beach) along with easy access to the San Gabriel Valley and east to the Inland Empire submarkets.



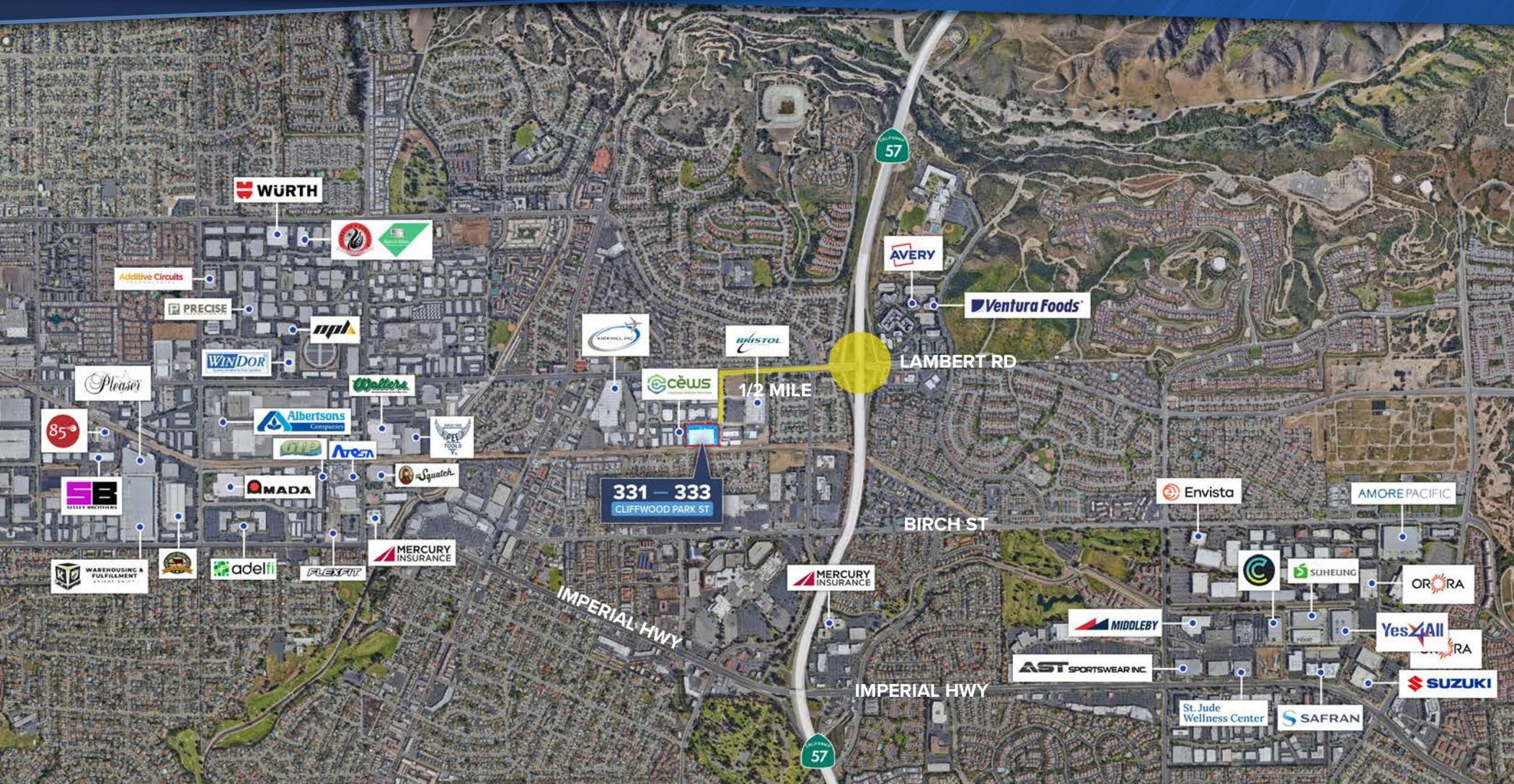
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