

# FOR SUBLICENSE 34,995 SF INDUSTRIAL WAREHOUSE

725 Columbia Street, Brea, CA 92821

Anton



EXCLUSIVELY LISTED BY:



Gary Martinez, CCIM, SIOR  
**(714) 905-9393**  
[gary@ashwillassociates.com](mailto:gary@ashwillassociates.com)  
DRE Lic #01318932



Steve Crane  
**(714) 856-2923**  
[stevec@ashwillassociates.com](mailto:stevec@ashwillassociates.com)  
DRE Lic #00844752

**Ashwill  
Associates**  
COMMERCIAL REAL ESTATE

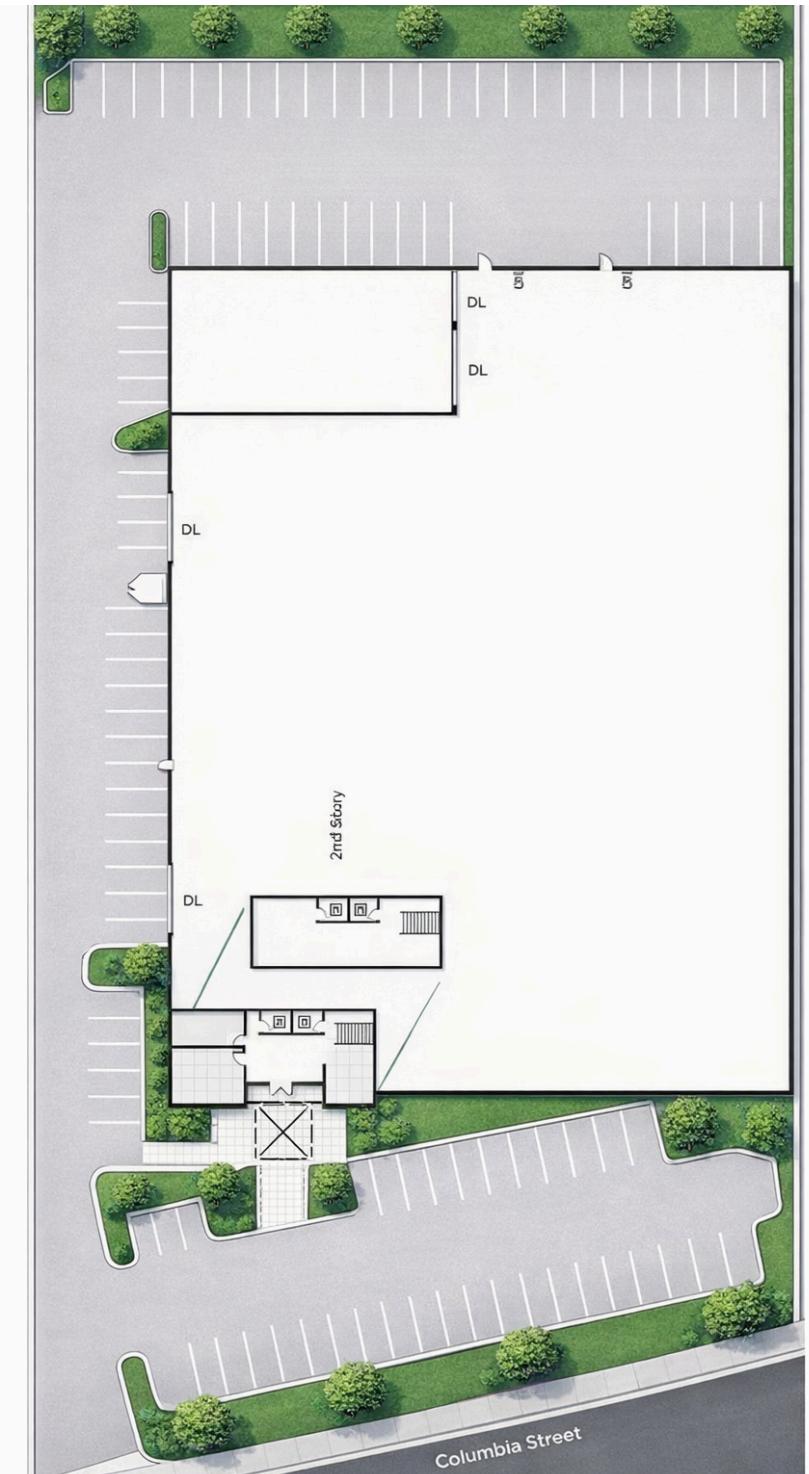
# **INDUSTRIAL WAREHOUSE FOR SUBLLEASE**

<b>Total Size:</b>	<u>±</u> 34,995 SF of Office
<b>Office Size:</b>	<u>±</u> 2,419 SF of Office
<b>Yard:</b>	Fenced Yard
<b>Ceiling Height:</b>	24'
<b>Power:</b>	1600A; 220/480V
<b>Ground Doors:</b>	Three (3) GL Doors
<b>Dock Doors:</b>	Two (2) DH Doors
<b>Fire Sprinklers:</b>	Yes (0.45 GPM / 3,000 SF)
<b>Warehouse HVAC:</b>	Yes; Portion of Warehouse
<b>Year Built:</b>	1989
<b>Sublease Expiration:</b>	January 31, 2028



# SITE PLAN

- Multiple functional loading positions
- Dock-high and grade-level loading
- Secured fenced yard area
- Ample on-site parking
- Truck-friendly circulation layout
- Separate office and loading access
- Efficient industrial building footprint
- Columbia Street frontage





ENTRANCE



LOADING DOCKS



YARD - BACK & SIDE OF BUILDING

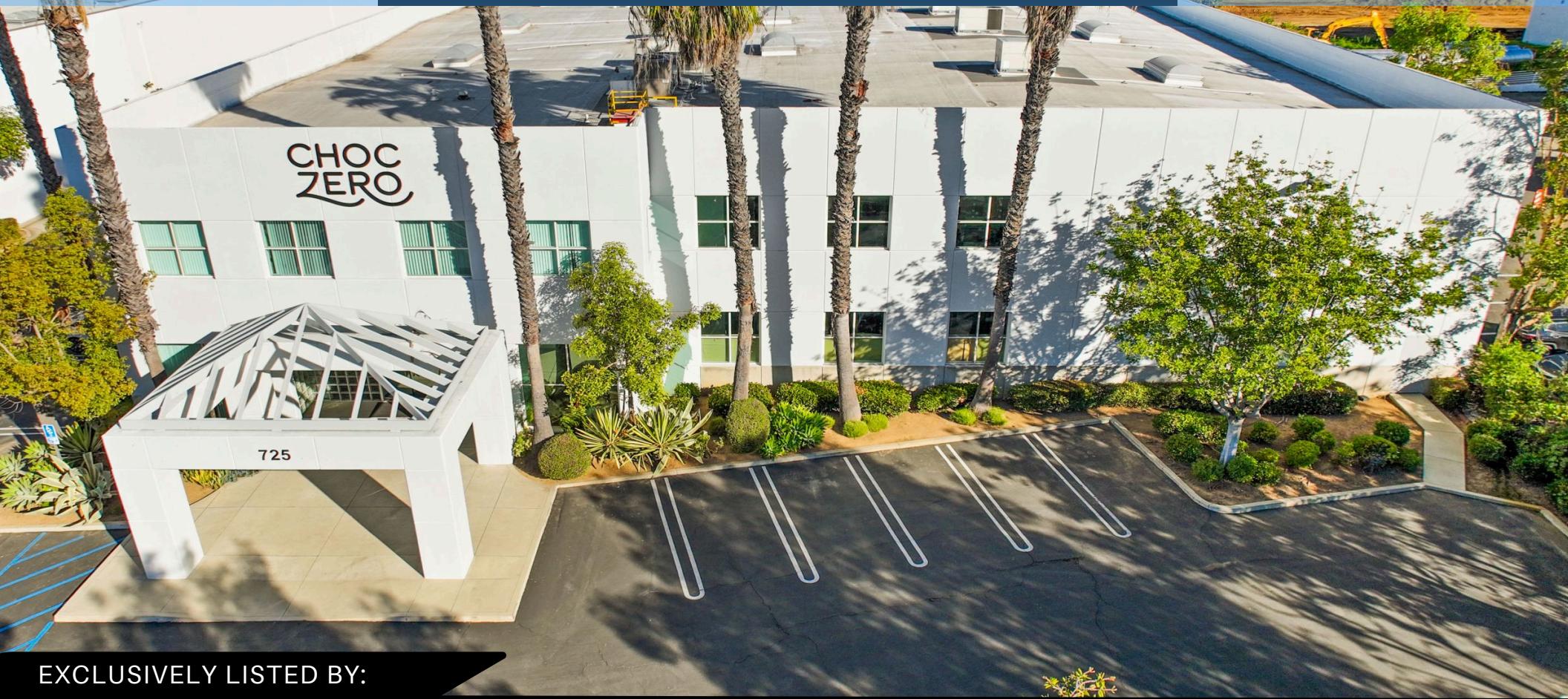


WAREHOUSE 24' CEILING HEIGHT

# FOR SUBLEASE 34,995 SF INDUSTRIAL WAREHOUSE

725 Columbia Street, Brea, CA 92821

Anton



EXCLUSIVELY LISTED BY:



Gary Martinez, CCIM, SIOR  
**(714) 905-9393**  
[gary@ashwillassociates.com](mailto:gary@ashwillassociates.com)  
DRE Lic #01318932



Steve Crane  
**(714) 856-2923**  
[stevec@ashwillassociates.com](mailto:stevec@ashwillassociates.com)  
DRE Lic #00844752

**Ashwill  
Associates**  
COMMERCIAL REAL ESTATE