

FOR SUBLEASE

34,995 SF INDUSTRIAL WAREHOUSE

Anton
725 Columbia Street, Brea, CA 92821



Only \$1.07 per SF NNN

EXCLUSIVELY LISTED BY:



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**Ashwill
Associates**
COMMERCIAL REAL ESTATE

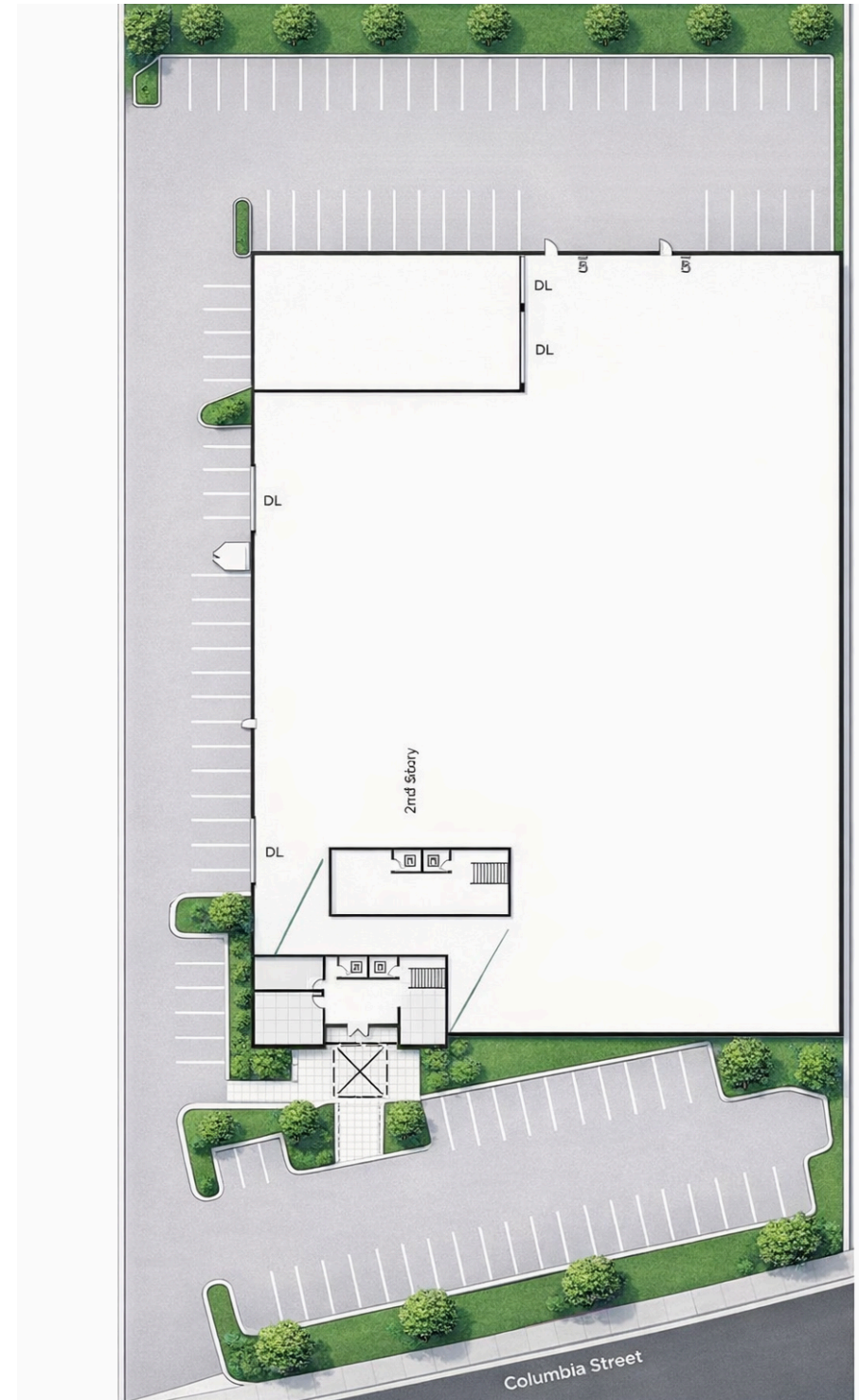
INDUSTRIAL WAREHOUSE FOR SUBLEASE

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

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