

1560 W.
LAMBERT RD.
BREA

FOR SALE OR LEASE

W. LAMBERT ROAD

±5.36 AC INDUSTRIAL LAND SITE TAILORED FOR SOCAL CONTRACTOR
UP TO ±11MW OF POWER AVAILABLE

CBRE

WEST HARBOR
CAPITAL

Project Features

- ◇ Most Contractor-Friendly Zoning in Orange County
- ◇ Completely Refurbished $\pm 25,930$ SF Industrial / Office Building
- ◇ Multiple Points of Ingress/Egress
- ◇ Fully Lit, Fenced and Secured Facility
- ◇ Up to ± 11 MW of Power Available
- ◇ Centrally Located Within 25 Miles of All Major SoCal Markets
- ◇ Robust Labor Pool of ± 1.73 M People within a 10 Mile Radius
- ◇ Ability to Park ± 220 Trucks or ± 500 Employee Vehicles
- ◇ Immediate Freeway Access

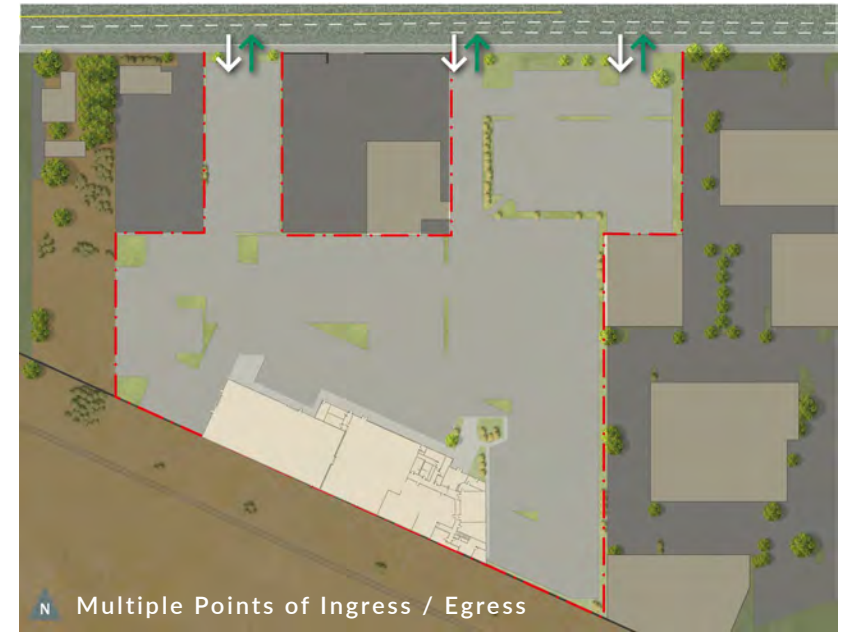
W. Lambert Rd.
Brea, CA

W. Lambert Rd.

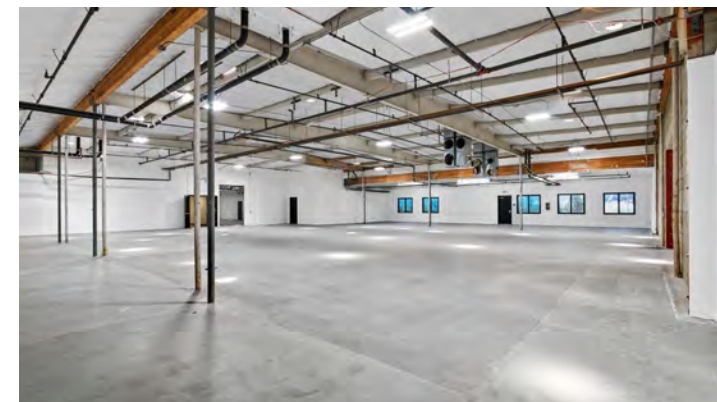
*Per City Code, the following uses are allowed by right:

- ◇ Transit and transportation terminals, repair and storage facilities
- ◇ Contractors yards and shops
- ◇ Electrical distribution substations
- ◇ Retailing of trucks, campers, and other vehicles and repair thereof
- ◇ Auto trailer, camper, and mobile home manufacturing
- ◇ Building material and hardware sales
- ◇ Furniture manufacturing, upholstery, and refinishing
- ◇ Garage, parking, or parking structure
- ◇ Lumber yards
- ◇ Lumber processing and woodworking
- ◇ Warehouses and storage buildings
- ◇ Automobiles, trucks, and trailer manufacturing

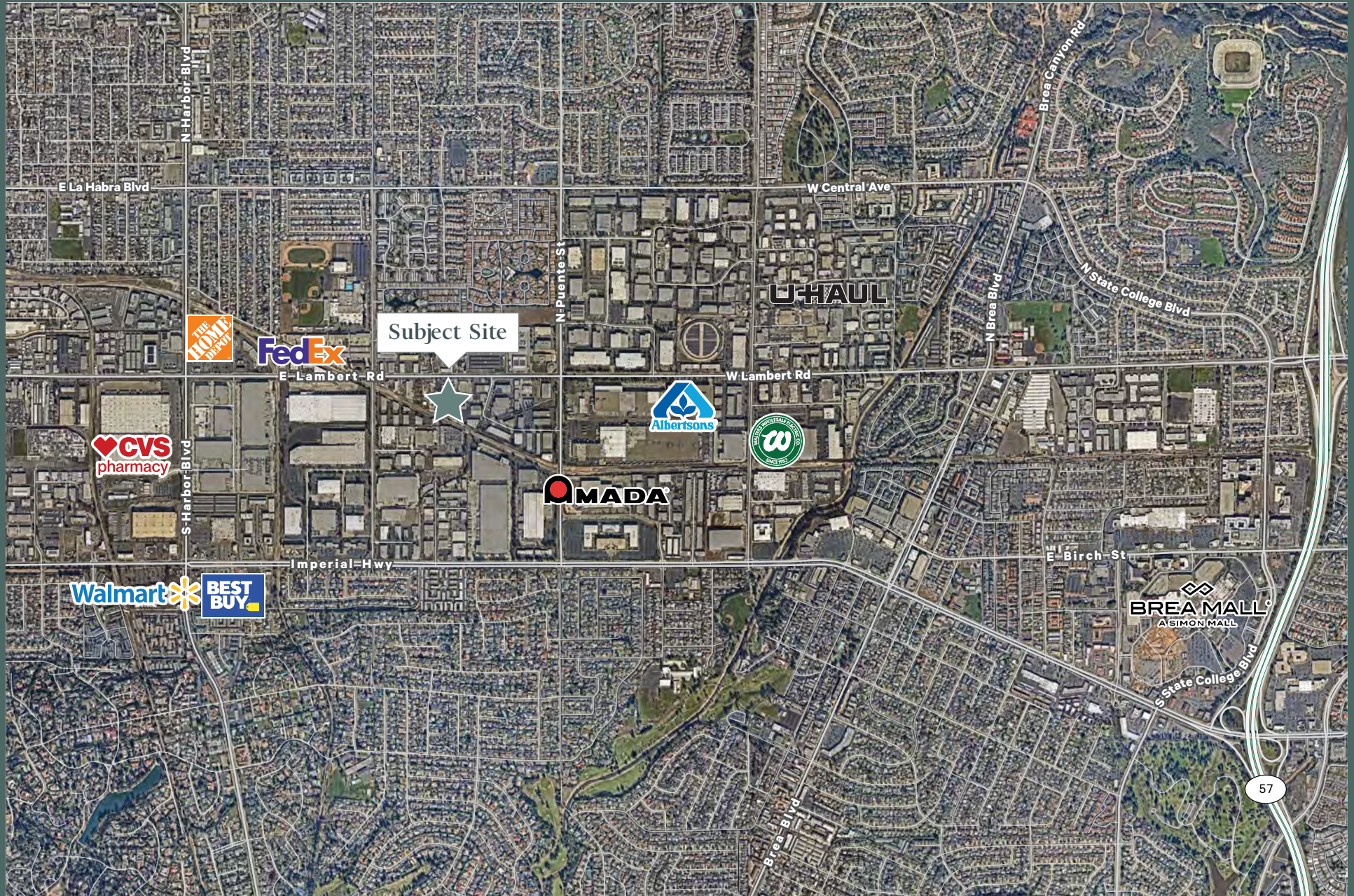
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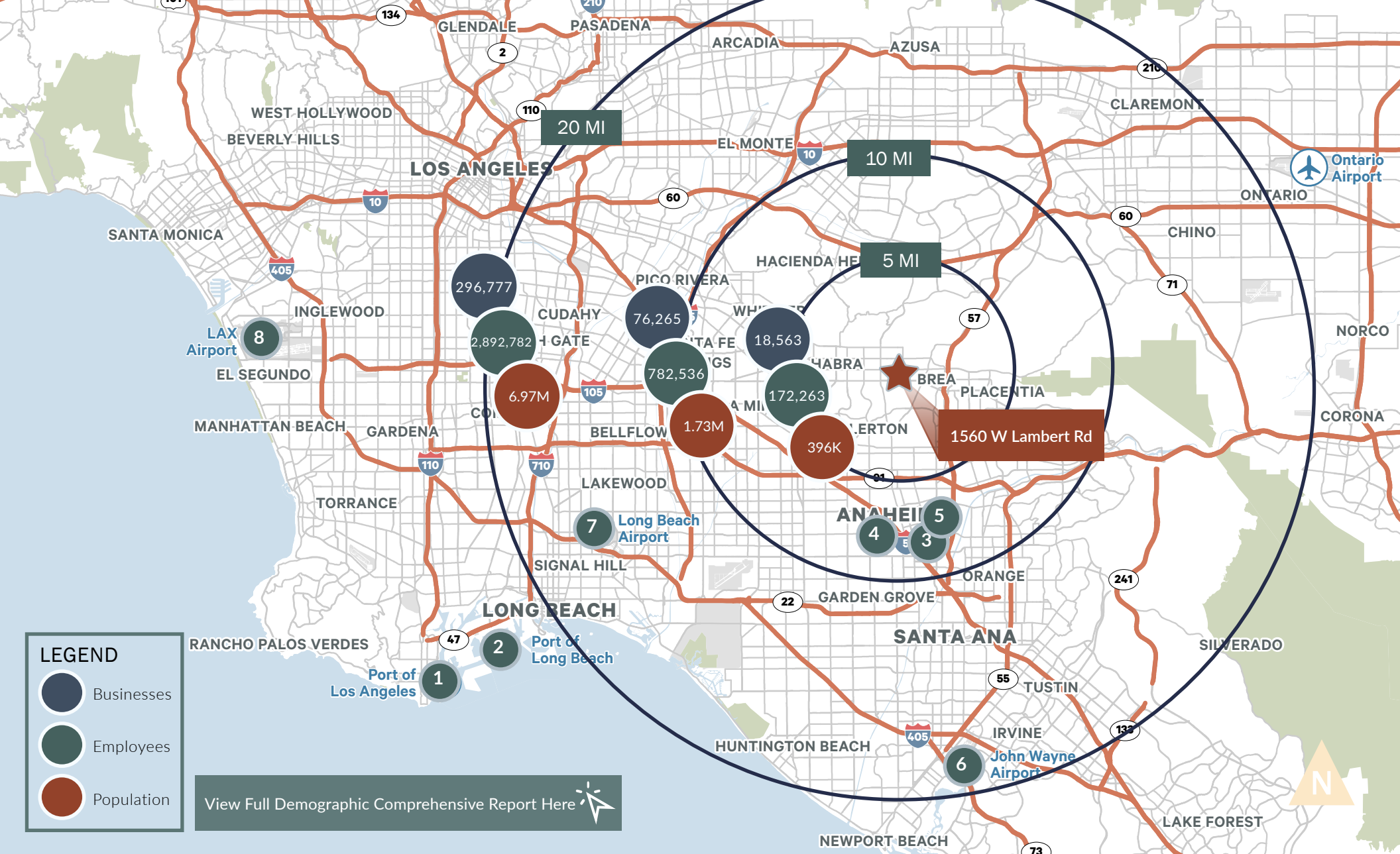


N Multiple Points of Ingress / Egress



Corporate Neighbors





MILEAGE TO

1	Port of Los Angeles	39.7 miles	4	Disneyland	9.4 miles	7	Long Beach Airport	27.8 miles
2	Port of Long Beach	34.6 miles	5	Honda Center	11.3 miles	8	Los Angeles Int'l Airport	34.1 miles
3	Anaheim Stadium	11.4 miles	6	John Wayne Airport	21.4 miles			

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W. Lambert Rd.
Brea, CA

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