

FOR SALE OR LEASE

1560 W.
LAMBERT RD.
BREA



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

CBRE

WEST HARBOR
CAPITAL

Project Features

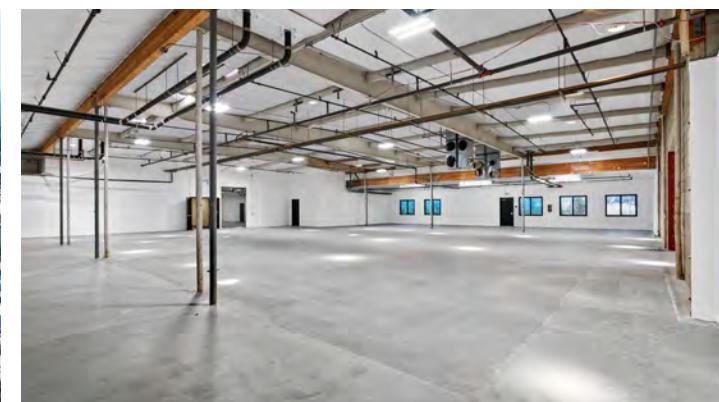
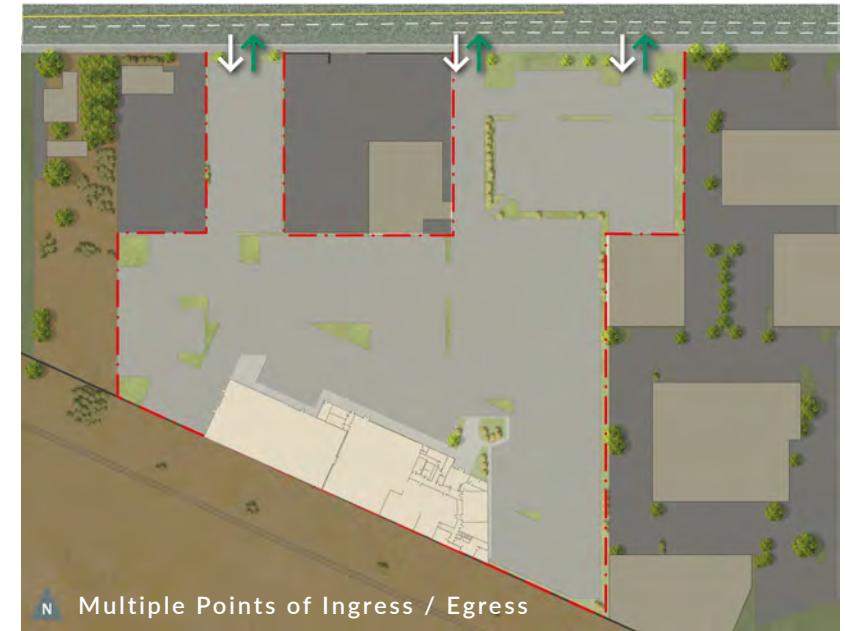
- ◊ Most Contractor-Friendly Zoning in Orange County
- ◊ Completely Refurbished ±25,930 SF Industrial / Office Building
- ◊ Multiple Points of Ingress/Egress
- ◊ Fully Lit, Fenced and Secured Facility
- ◊ Up to ±11 MW of Power Available
- ◊ Centrally Located Within 25 Miles of All Major SoCal Markets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



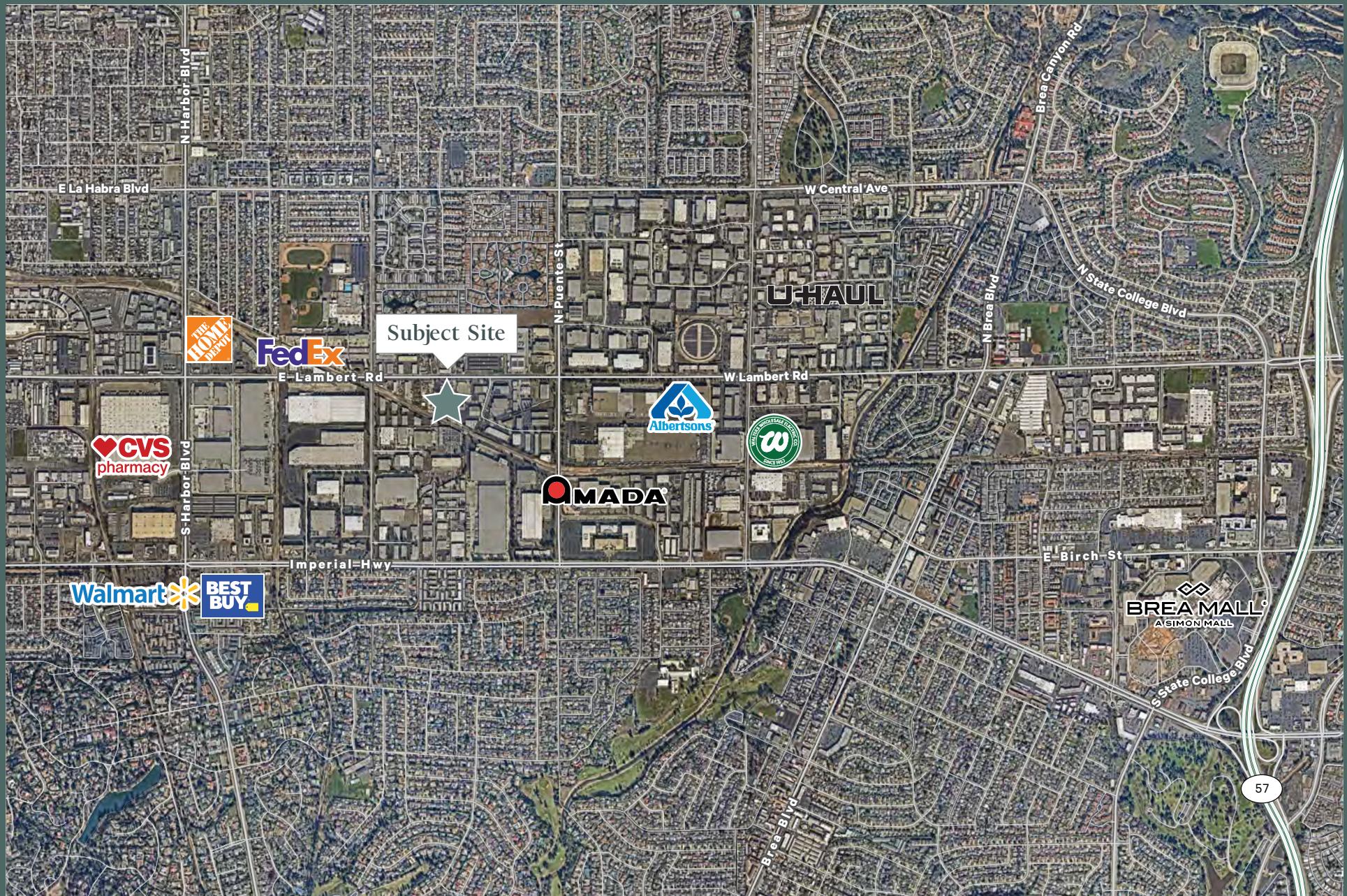
*Per City Code, the following uses are allowed by right:

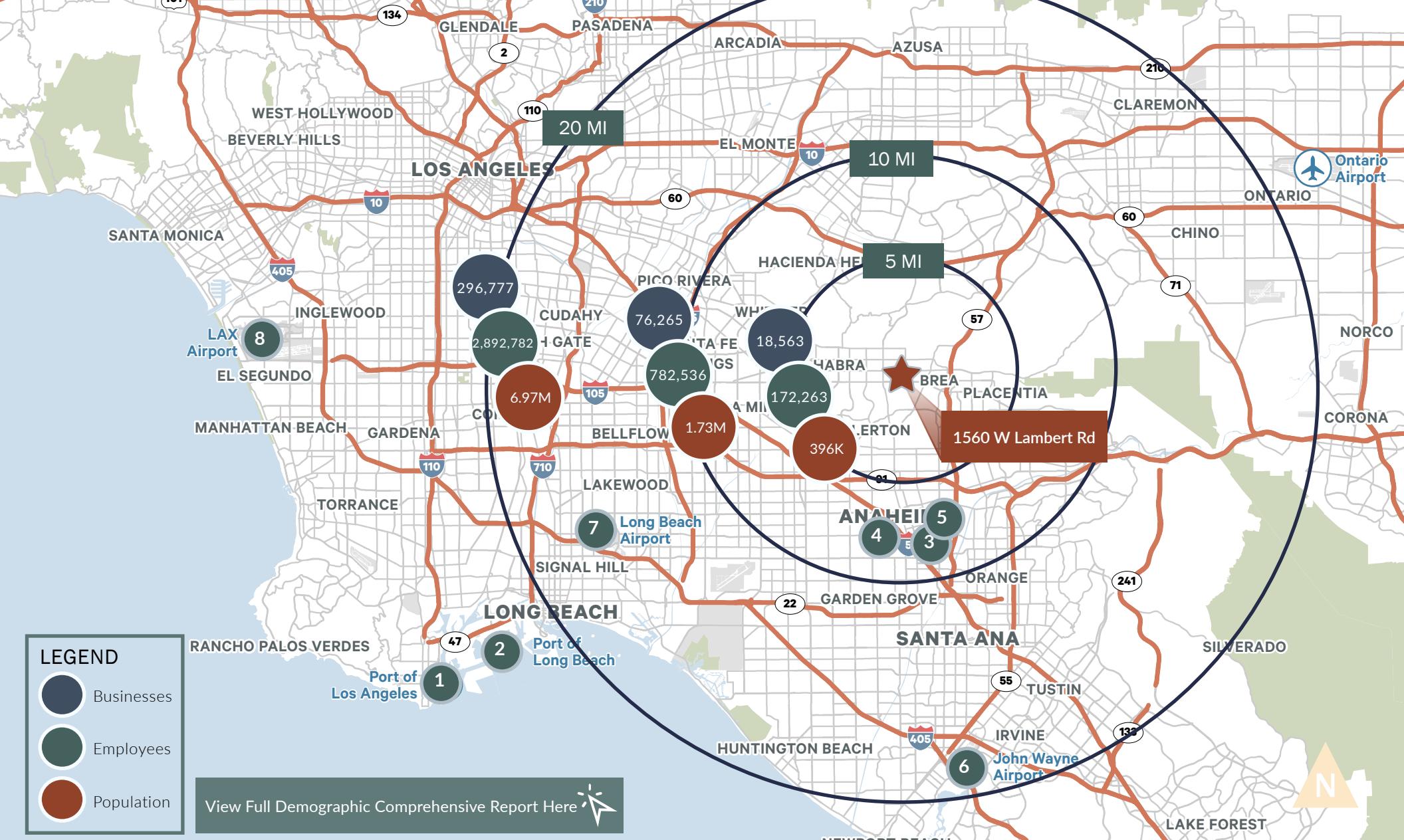
- ◊ Transit and transportation terminals, repair and storage facilities
- ◊ Contractors yards and shops
- ◊ Electrical distribution substations
- ◊ Retailing of trucks, campers, and other vehicles and repair thereof
- ◊ Auto trailer, camper, and mobile home manufacturing
- ◊ Building material and hardware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

This information has been obtained from sources believed reliable but has not been verified for accuracy and completeness. You should verify all information.



Corporate Neighbors





MILEAGE TO

- ① Port of Los Angeles
- ② Port of Long Beach
- ③ Anaheim Stadium

39.7 miles
34.6 miles
11.4 miles

- ④ Disneyland
- ⑤ Honda Center
- ⑥ John Wayne Airport

9.4 miles
11.3 miles
21.4 miles

- ⑦ Long Beach Airport
- ⑧ Los Angeles Int'l Airport

27.8 miles
34.1 miles

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