

131,544 SF WAREHOUSE FOR SUBLEASE



3200 Enterprise St.
Brea, CA 92821

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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NAI Capital
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Pasadena, CA 91101



PROPERTY DETAILS

| | |
|------------------------|---|
| Address | 3200 Enterprise St. Brea, CA 92821 |
| APN | 320-232-12 |
| Price | \$0.95 PSF NNN |
| Terms | Sublease through November 30, 2026 – Longer term may be possible |
| Submarket | North Orange County |
| Size | 131,544 SF |
| Land Area | 6.05 acres |
| Type | Industrial (Warehouse or Manufacturing) |
| Est. Warehouse | 80% |
| Est. Office | 20% |
| Warehouse Clear Height | 22' |
| DH | 5 |
| GL | 5 |
| DI | 1 |
| Yard | Gated: Automatic |
| Parking | 2:1,000 |
| Sprinklers | Wet .33 GPM/SF |
| Restrooms | 5 |
| Year Built | 1980 |
| Power | 2,400 amps 480V 3 phase |
| Zoning | M-1 |
| Possession | January 2026 or sooner |



- Abundant parking
- Secure yard
- Easy access to the 57 and 90 freeways
- American Baking Institute Certified

HIGHLIGHTS

- Year Built: 1980
- ADA lift
- 2,400 amps 480V 3 phase
- Sprinklered – Wet .33 GPM/SF
- American Baking Institute Certified
- New HVAC units
- Approximately 80% warehouse and 20% office

BUILDING



- Approximately 118,544 SF warehouse space
- 22' Clear Height
- 5 DH Doors
 - » 1 -12'x12'
 - » 1 -14'x14'
 - » 3 -12'x10'
- 5 GL Doors
 - » 4 -12'x12'
 - » 1 -20'x17'
- 1 DI Door (10'x12")
- 29'x51' column width
- Warehouse employee offices with breakroom and restrooms - centrally located
- Spill pit
- Outdoor propane hookups
- Outdoor sheltered compressor hookups
- Clarifier

WAREHOUSE

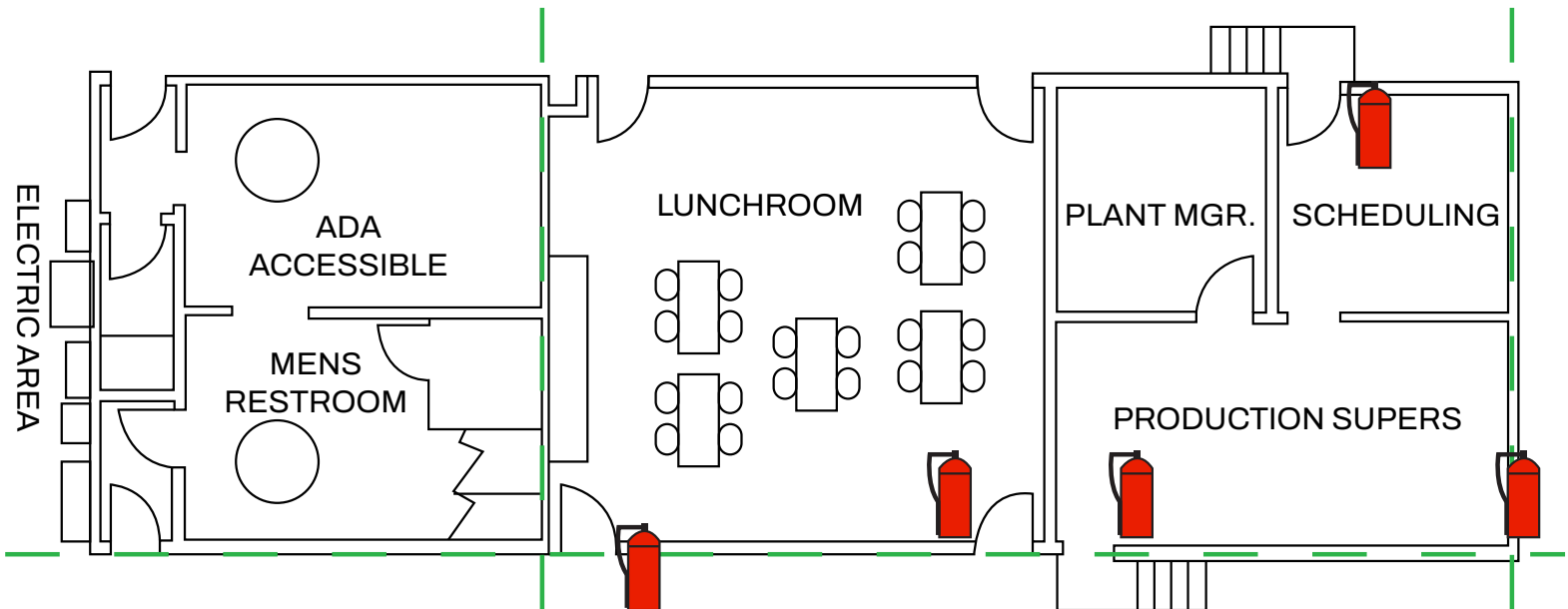


- Beautiful lobby
- 2 server rooms
- Coffee bar with sink
- 1st and 2nd floor office
- 7 bullpens/conference rooms
- Lunch room with sink
- Restrooms on each floor

OFFICE SPACE

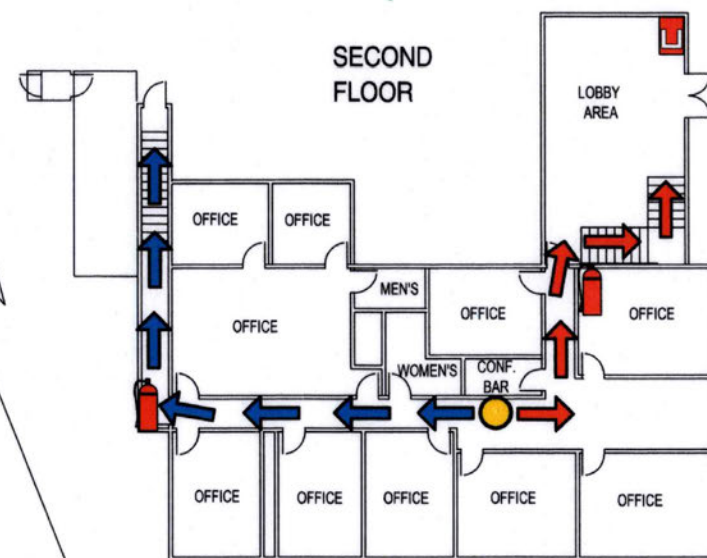
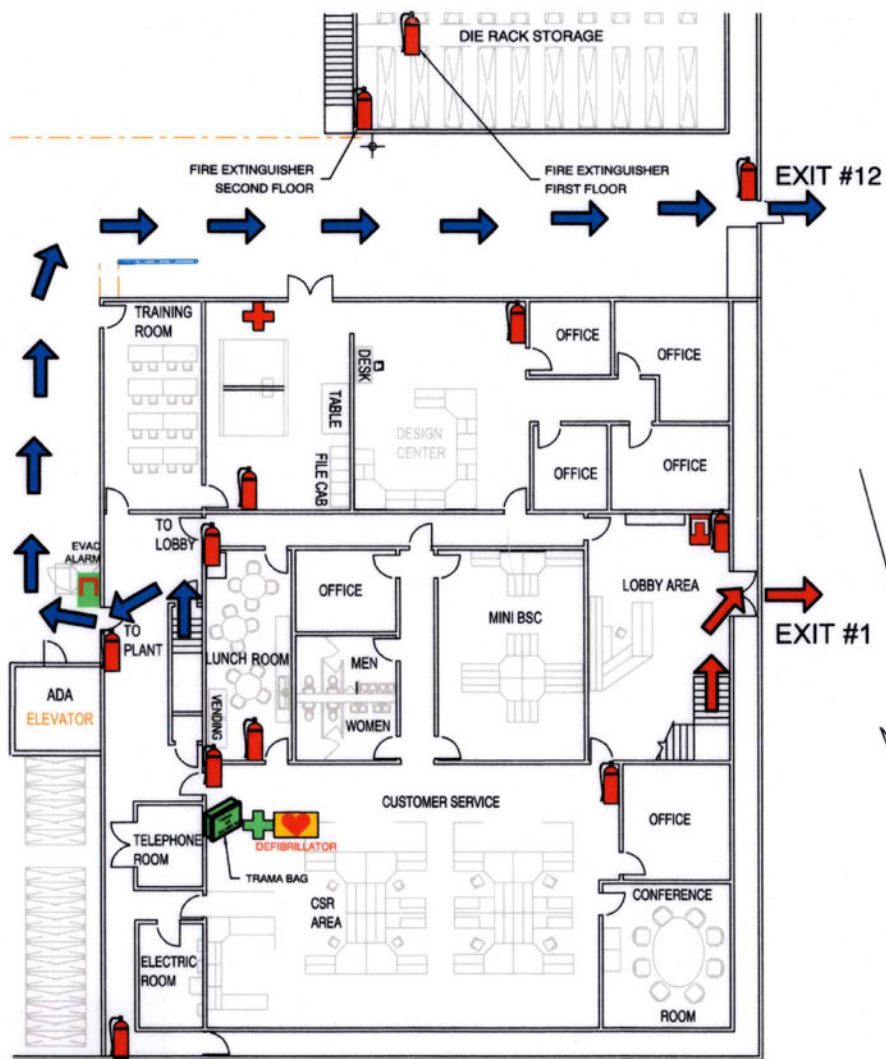


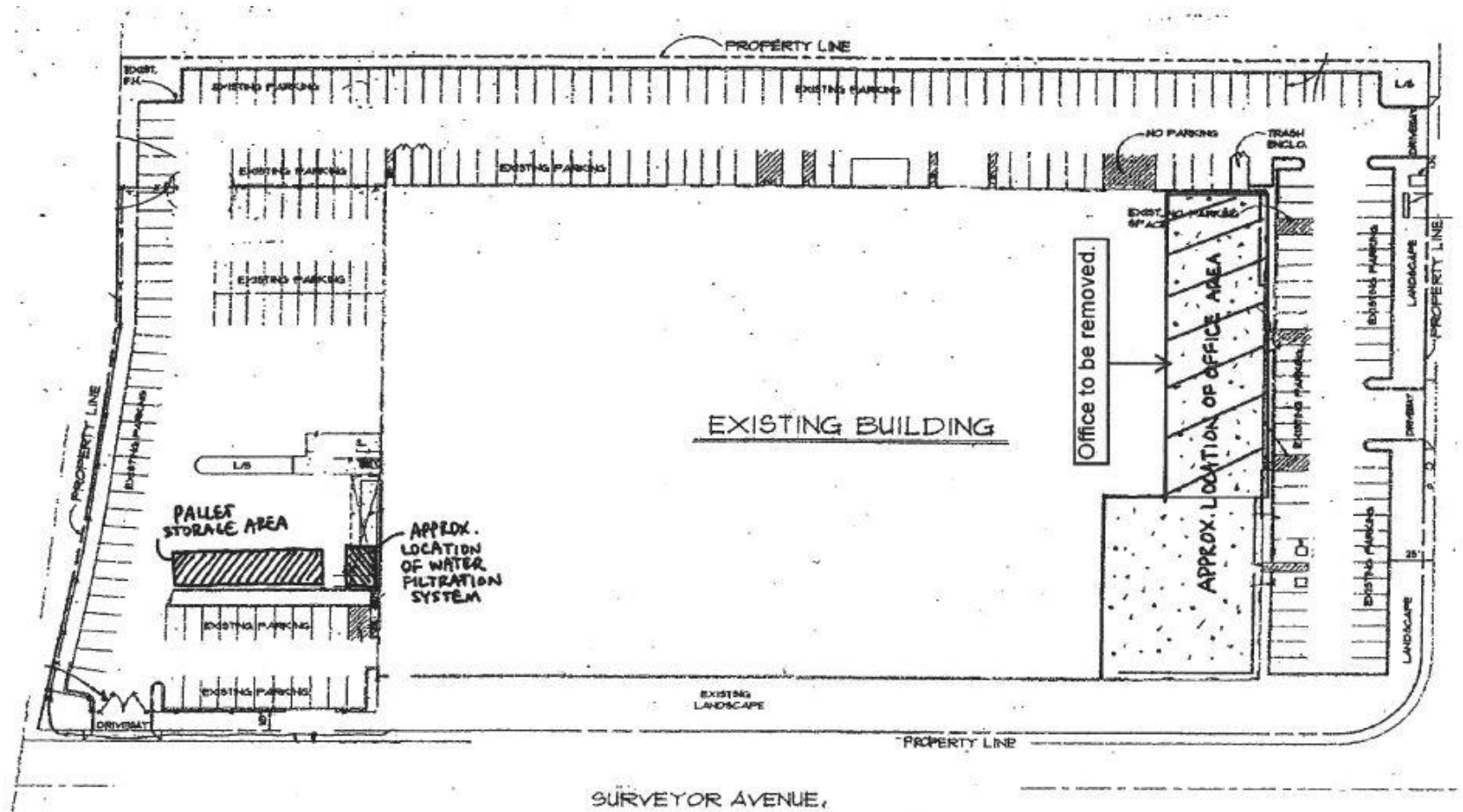
WAREHOUSE EMPLOYEE OFFICE



**Floor plan not to scale*

OFFICES





BREA

NALCapital
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE



90

VALENCIA AVE

SITE

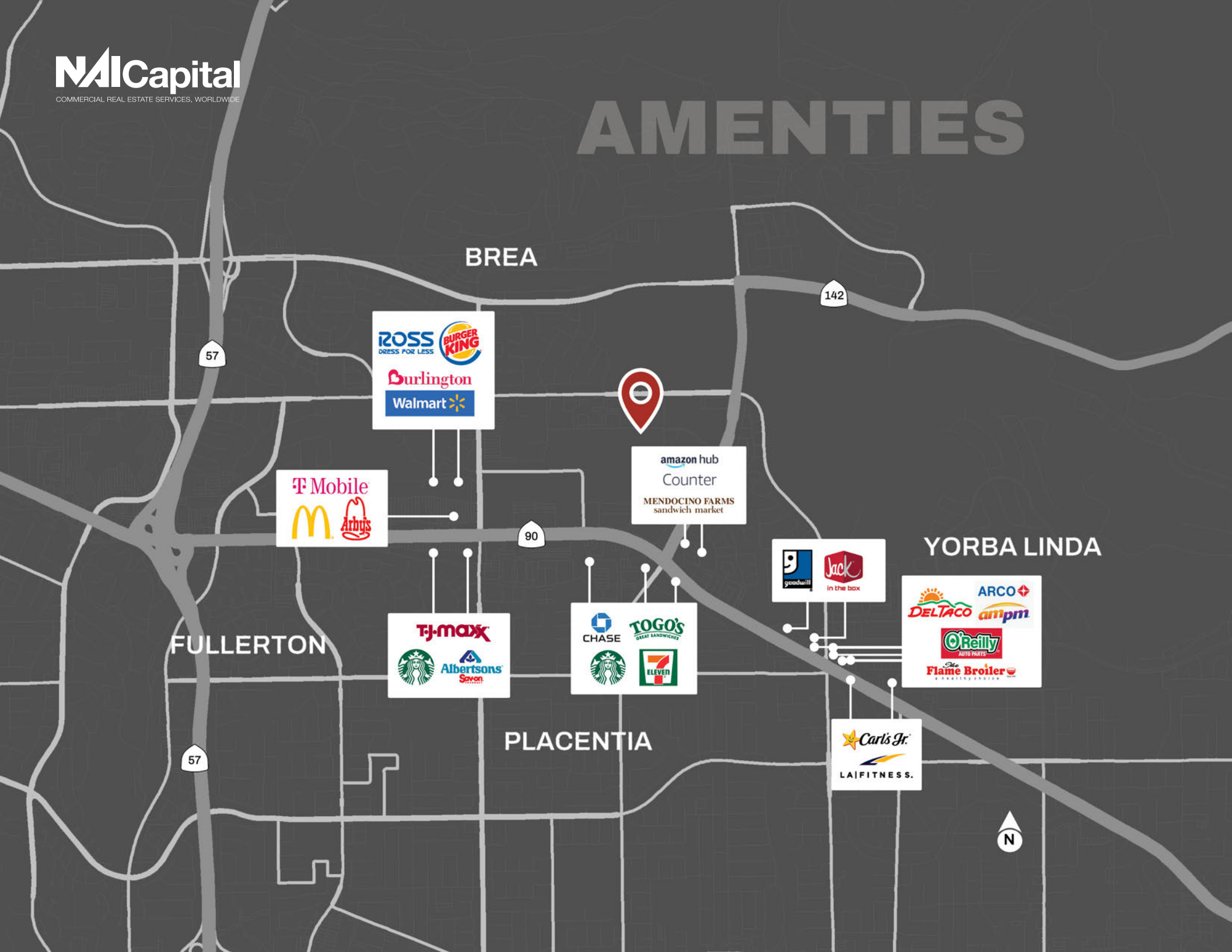
SURVEYOR AVE

ENTERPRISE ST

VOYAGER AVE



AMENTIES



BREA

142

57

ROSS
DRESS FOR LESS

BURGER KING

Burlington

Walmart



amazon hub
Counter

MENDOCINO FARMS
sandwich market

T Mobile

McDonald's

Arby's

90

YORBA LINDA

goodwill

Jack in the box

FULLERTON

TJ-maxx

Starbucks

Albertsons
Savon

CHASE

Starbucks

TOGO's
GREAT SANDWICHES

7 ELEVEN

ARCO

DEL TACO

ampm

O'Reilly
AUTO PARTS

Flame Broiler
A CHICKEN HOUSE

57

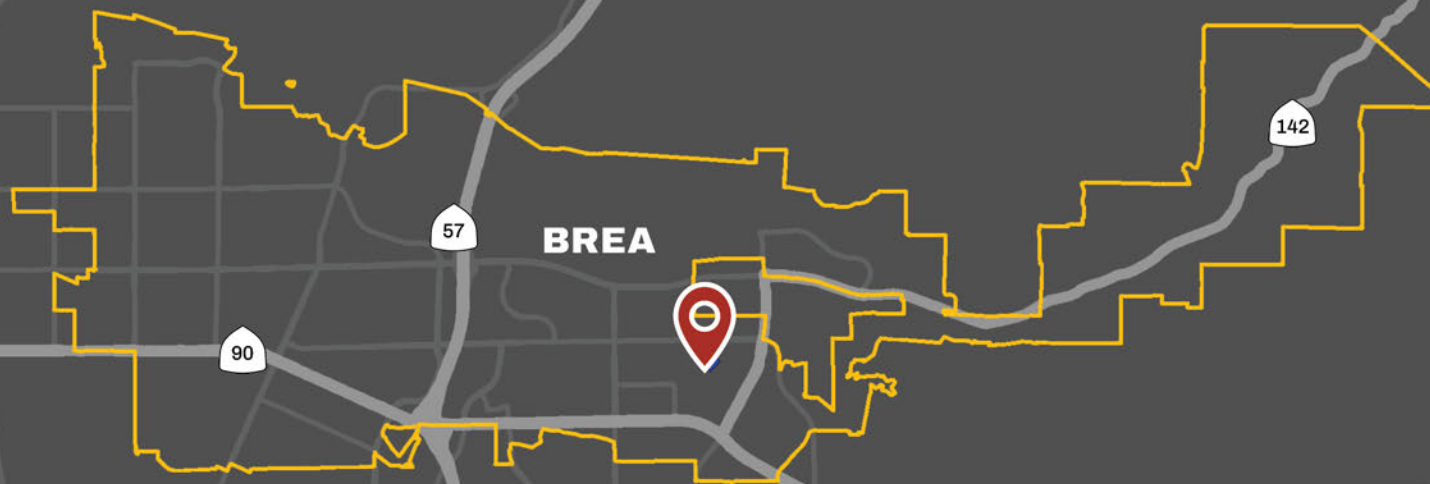
PLACENTIA

Carl's Jr.

LAIFITNESS.



DEMOGRAPHICS



POPULATION

45,853



AVG HOUSEHOLD INCOME

\$154,813



HOUSEHOLD

16,958



BUSINESSES

3,666



EMPLOYEES

44,302

SHIPPING





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