

  
**10 MW**  
OF POWER

**POWERED INDUSTRIAL**

AVAILABLE  
FOR LEASE & SALE

UP TO  $\pm 10$  MW OF  
POWER AVAILABLE

**1560**

W LAMBERT RD  
BREA, CA

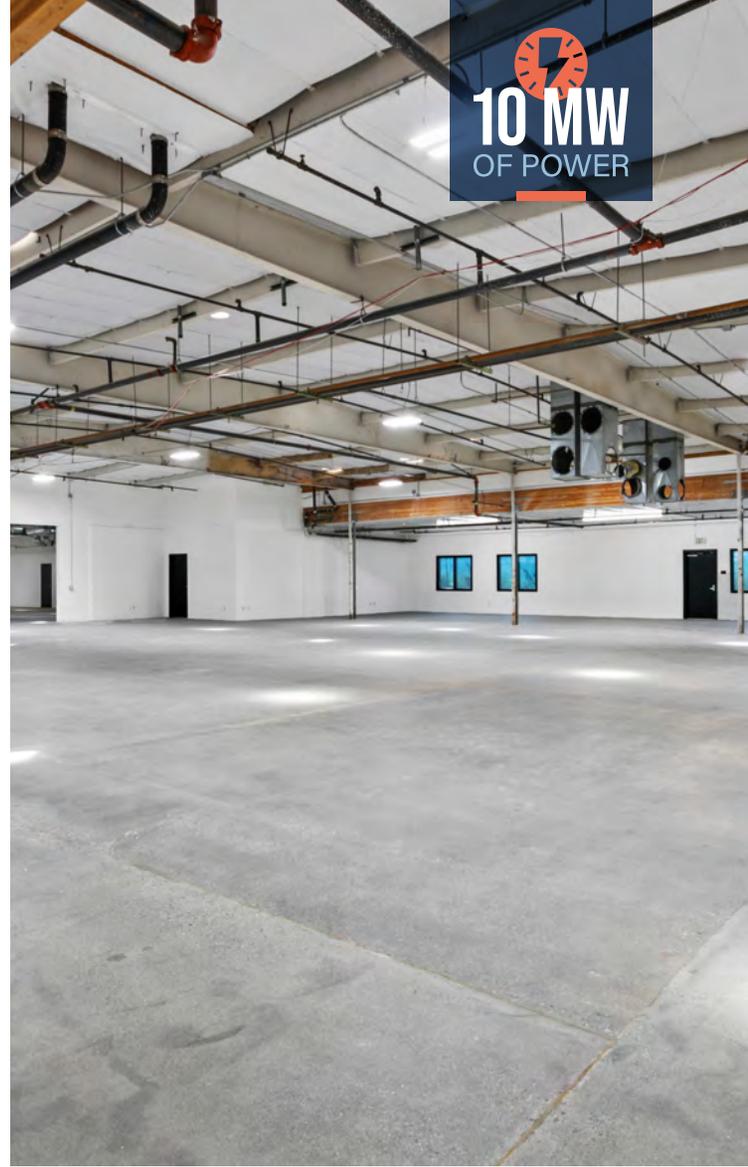
**$\pm 5.36$  AC**

INDUSTRIAL LAND SITE TAILORED  
FOR SOCAL CONTRACTOR



  
WEST HARBOR  
CAPITAL

**CBRE**



**1560 W Lambert Rd** by West Harbor Capital is a 5.36 acre industrial site located in Orange County, California, comprised of a completely refurbished 25,930 SF industrial/office building, providing functional warehouse and offices for a wide array of uses. This rare IOS (Industrial Outdoor Storage) facility has been recently refurbished and is available for immediate occupancy with potential to add up to 10MW of power.

5.36  
ACRES

± 25.9K  
BUILDING SF

# PROJECT OVERVIEW

  
**10 MW**  
OF POWER



Most Contractor-Friendly Zoning in Orange County



Completely Refurbished  
±25,930 SF  
industrial/office



Multiple Points of Ingress/Egress



Fully Lit, Fenced and Secured Facility



Up to ±10 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



**POWERED  
INDUSTRIAL**



# APPROVED USES

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



Transit and transportation terminals, repair and storage facilities



Furniture manufacturing, upholstery, and refinishing



Contractors yards and shops



Garage, parking, or parking structure



Electrical distribution substations



Lumber yards



Retailing of trucks, campers, and other vehicles and repair thereof



Lumber processing and woodworking



Auto trailer, camper, and mobile home manufacturing



Warehouses and storage buildings



Building material and hardware sales



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.*

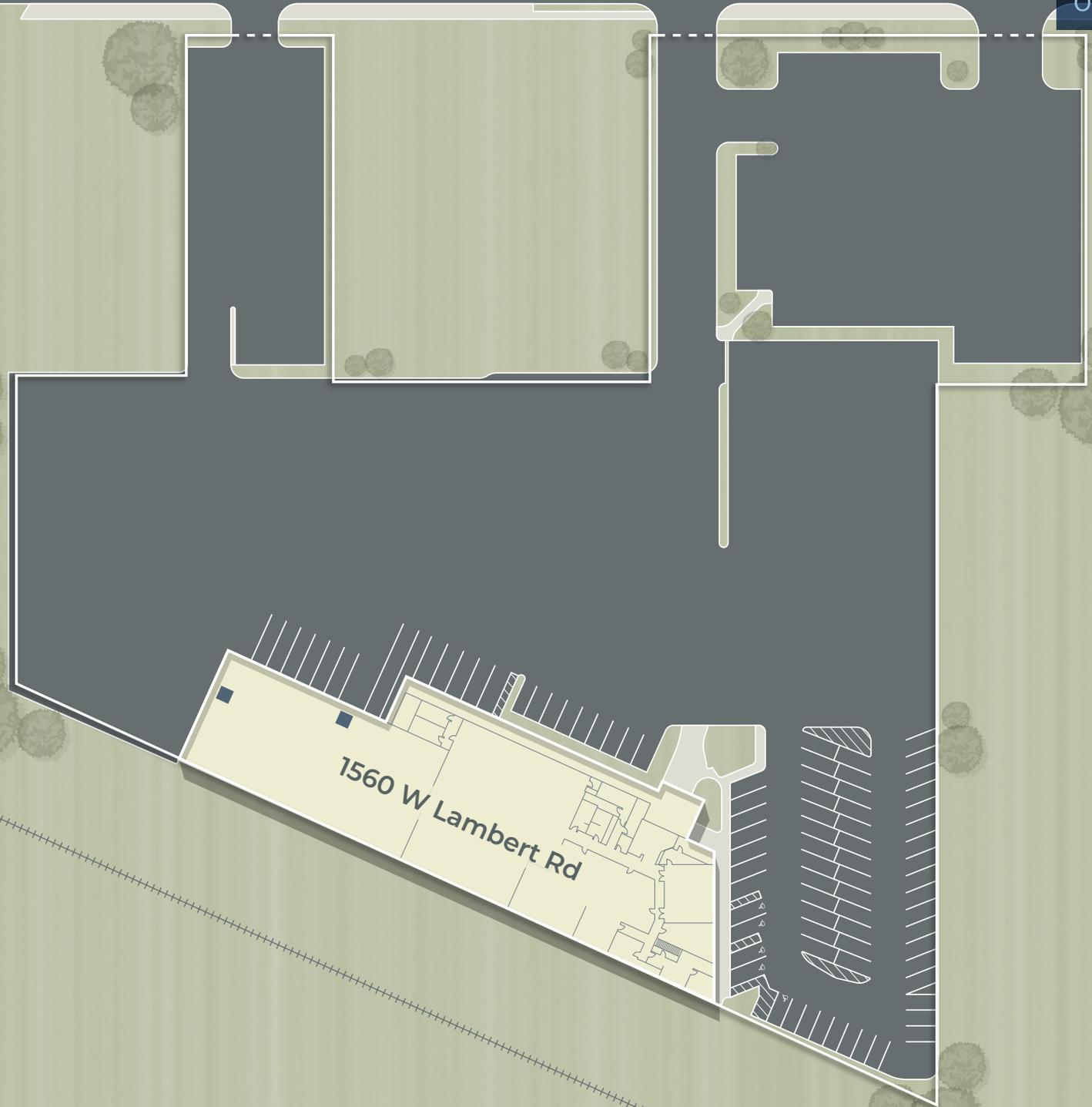


W LAMBERT RD

  
**10 MW**  
OF POWER

**LEGEND**

-  Grade-Level Door



**SITE PLAN**

# ENERGY READY

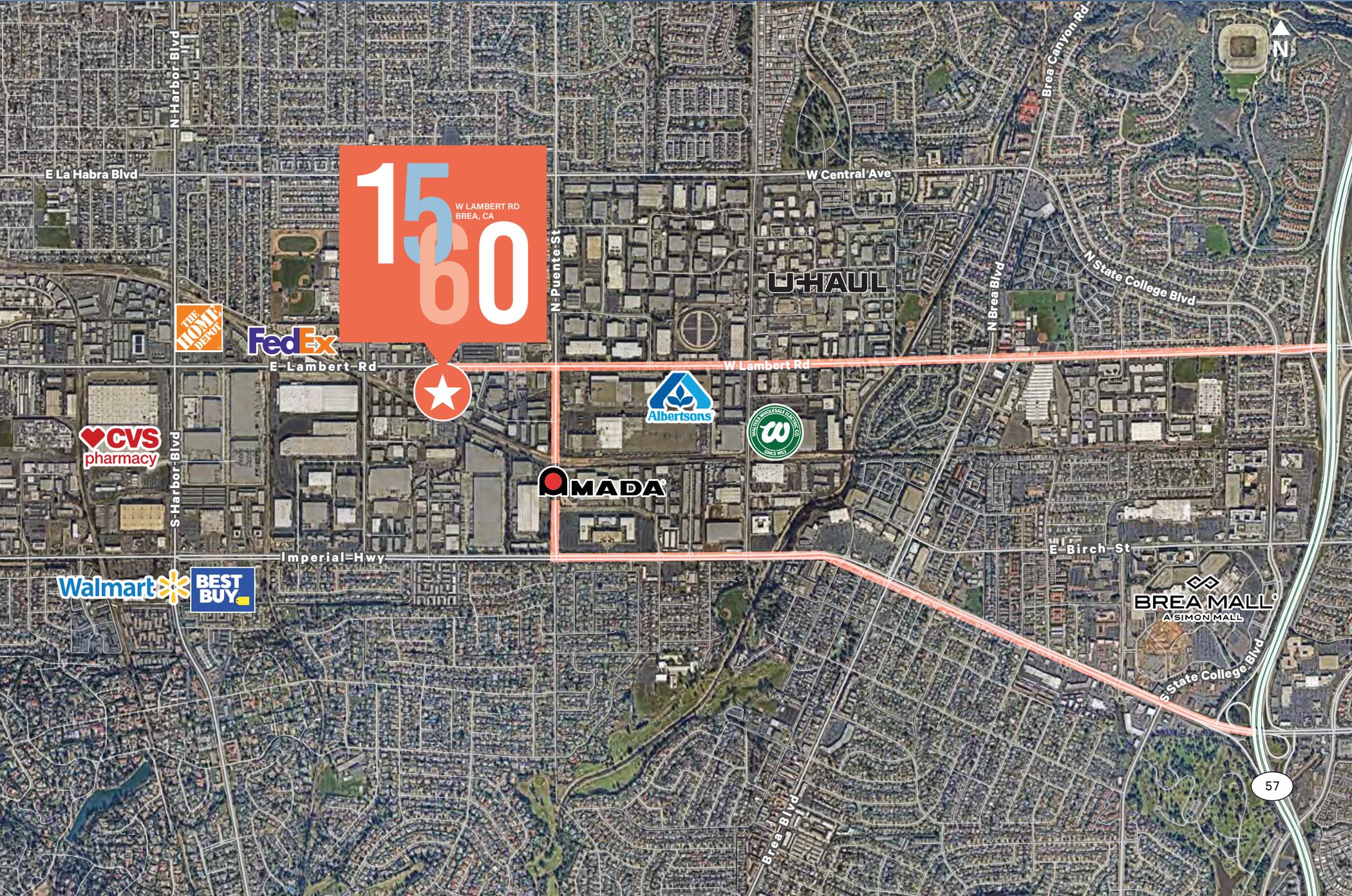
## AVAILABLE FOR IMMEDIATE OCCUPANCY

**1560 W Lambert Rd** is a unique IOS (Industrial Outdoor Storage) site with useful improvements that can support a multitude of industries from a contractors yard, equipment rentals/sales, raw material storage, to truck storage (ability to park  $\pm 220$  trucks or 500 employees). With potential to add up to 10MW of power, this property is perfect for companies looking to expand their ESG goals.



# CORPORATE NEIGHBORS MAP

  
**10 MW**  
OF POWER



**1560**  
W LAMBERT RD  
BREA, CA



# LAMBERT REGIONAL MAP



**39.7 MILES**  
Port of LA

**34.6 MILES**  
Port of LB

**34.1 MILES**  
LAX

**27.8 MILES**  
Long Beach Airport

**21.4 MILES**  
John Wayne Airport

POPULATION	
10 Miles	1,692,171
20 Miles	6,823,365
30 Miles	11,454,069

AVERAGE HH EXPENDITURE	
10 Miles	\$114,209
20 Miles	\$109,482
30 Miles	\$113,838

# 1560

W LAMBERT RD  
BREA, CA

## 5.36 AC INDUSTRIAL LAND SITE FOR SALE OR LEASE



W. LAMBERT ROAD

10 MW  
OF POWER

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**CBRE**

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