

**408**

**SATURN ST.  
BREA**

**± 108,081 SF FOR SALE OR LEASE**

**CLASS A MODERN FEATURES | LARGE FENCED & CONCRETE YARD**

**CBRE**



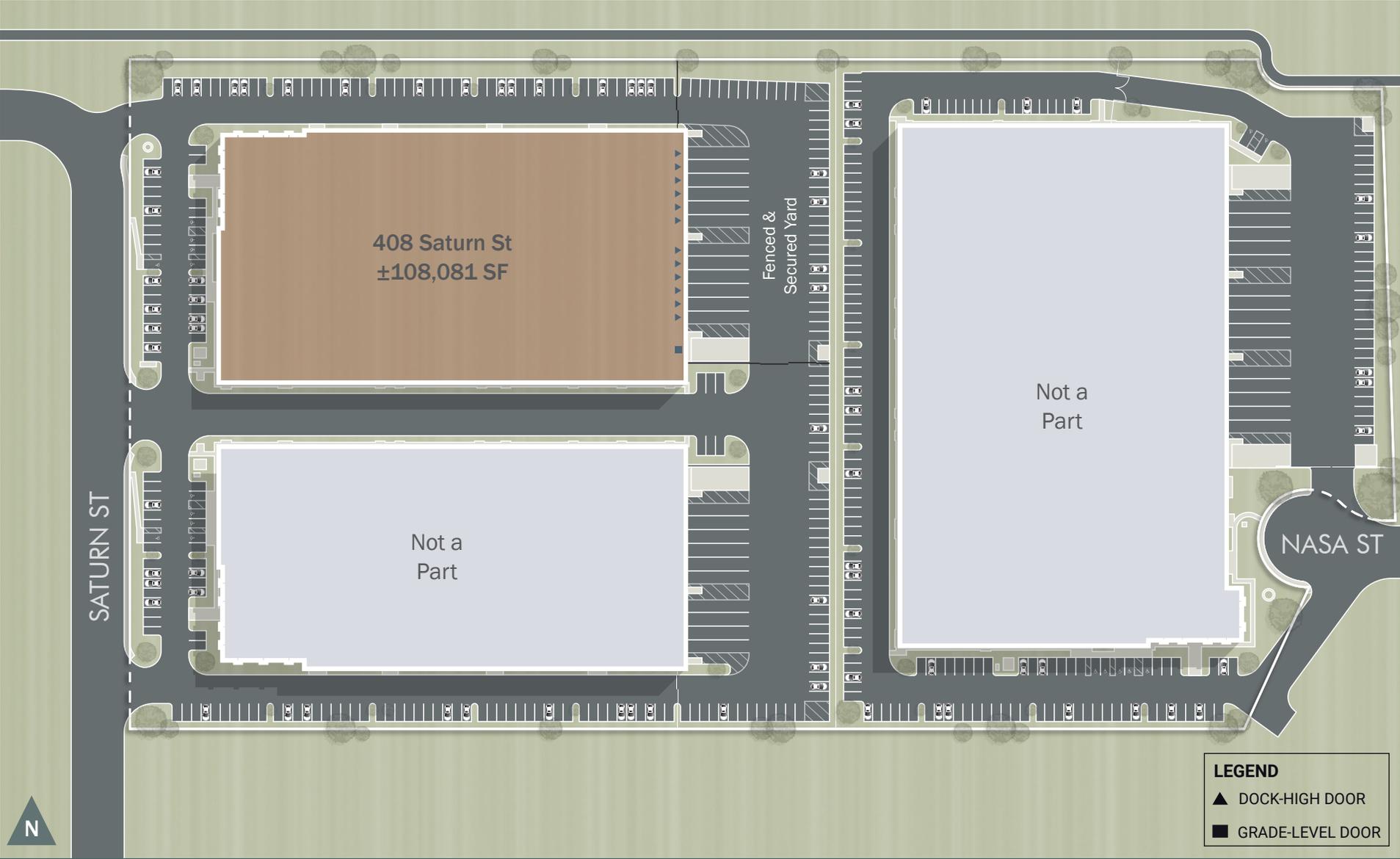
## Building Features

- ◇ Rare Class A Freestanding Industrial Building
- ◇ ±108,081 SF Available
- ◇ ±10,196 SF Class A Office Space
- ◇ ±9,322 SF Single-Story Office, Production, Lunch Room & Restrooms
- ◇ 30' Warehouse Clear Height
- ◇ Twelve (12) Dock-High Loading Doors
- ◇ One (1) Grade-Level Ramp
- ◇ 2,000 Amps Power, 277/480 Volts
- ◇ ESFR Sprinkler System

## Project Features

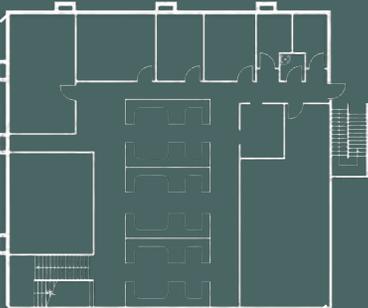
- ◇ Large Fenced & Fully Concrete Yard
- ◇ Drive-Around Capabilities
- ◇ ±132 Auto Parking Stalls
- ◇ ±135' Secure Truck Court
- ◇ Close Proximity to 57 Freeway
- ◇ Central Access Point for Orange, Los Angeles & Riverside Counties
- ◇ Business Friendly City of Brea
- ◇ Excellent Amenity Base
- ◇ Master Planned Corporate Business Park

# SITE PLAN

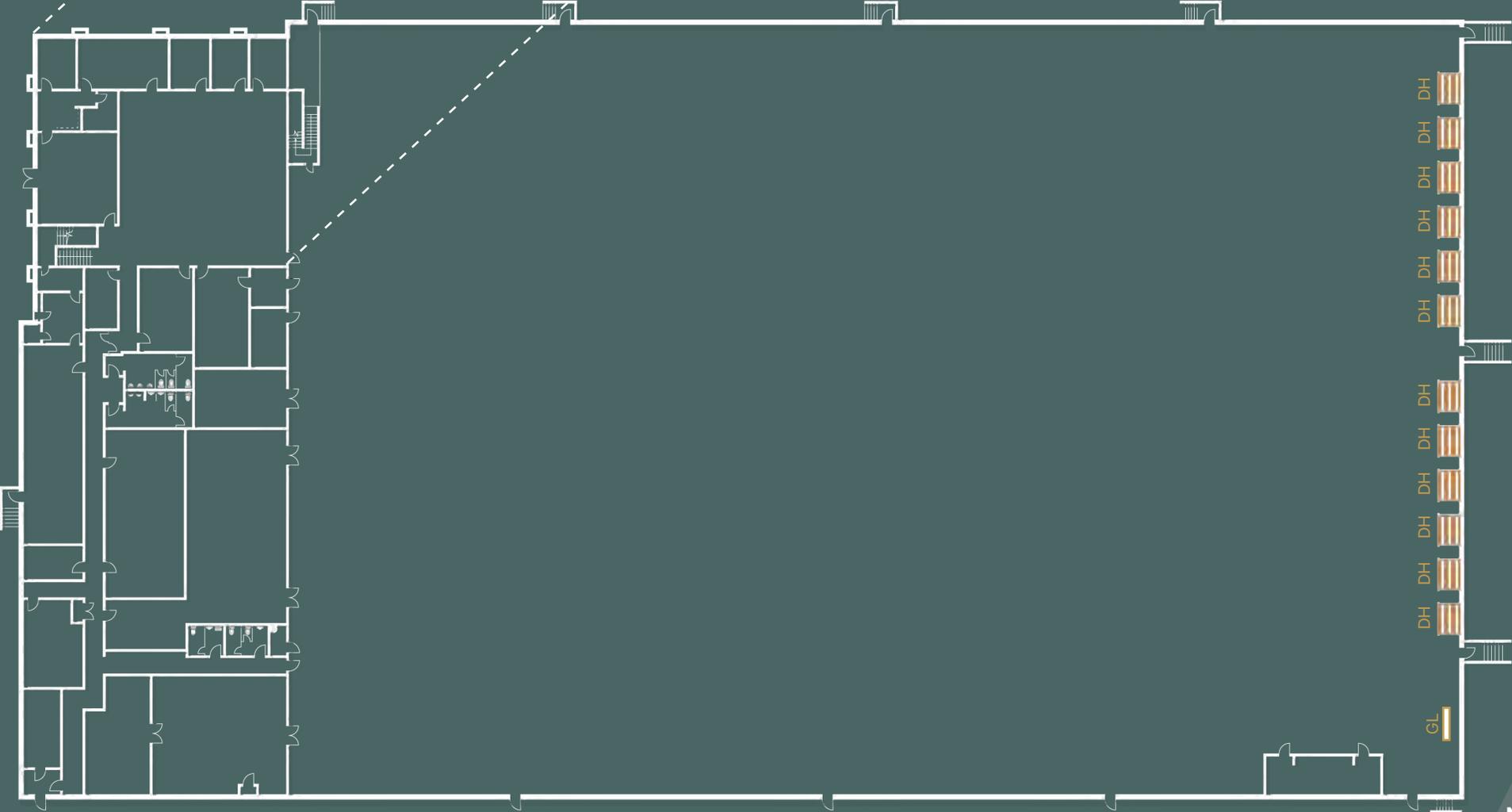


# FLOOR PLAN

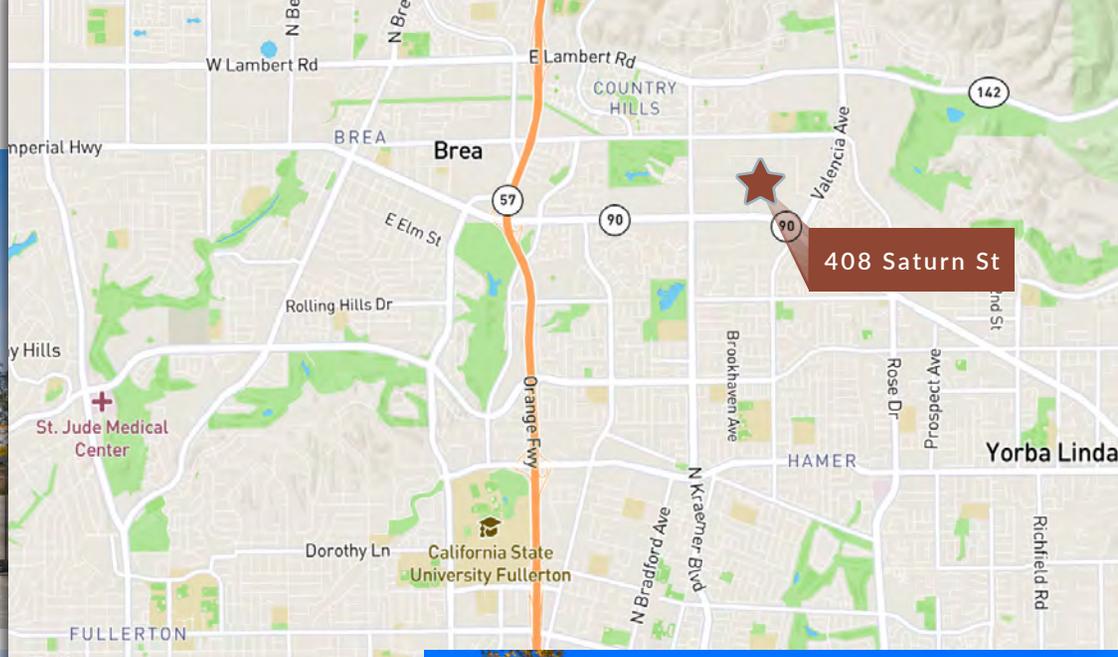
Second Floor

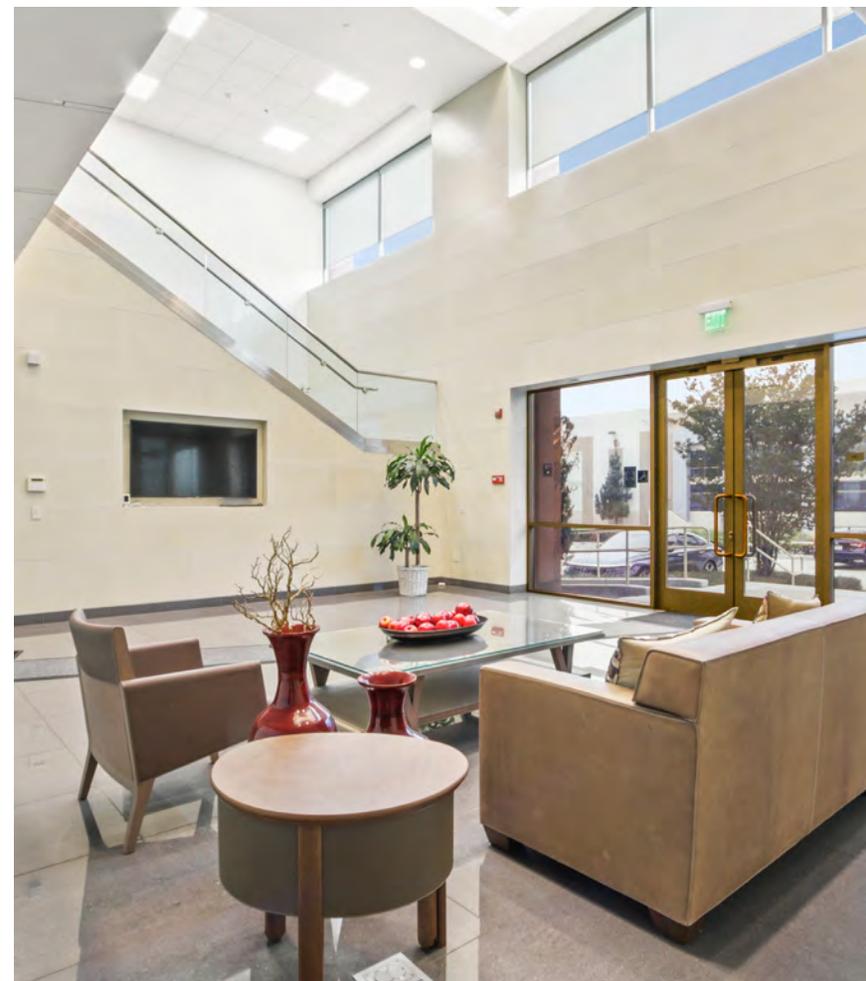
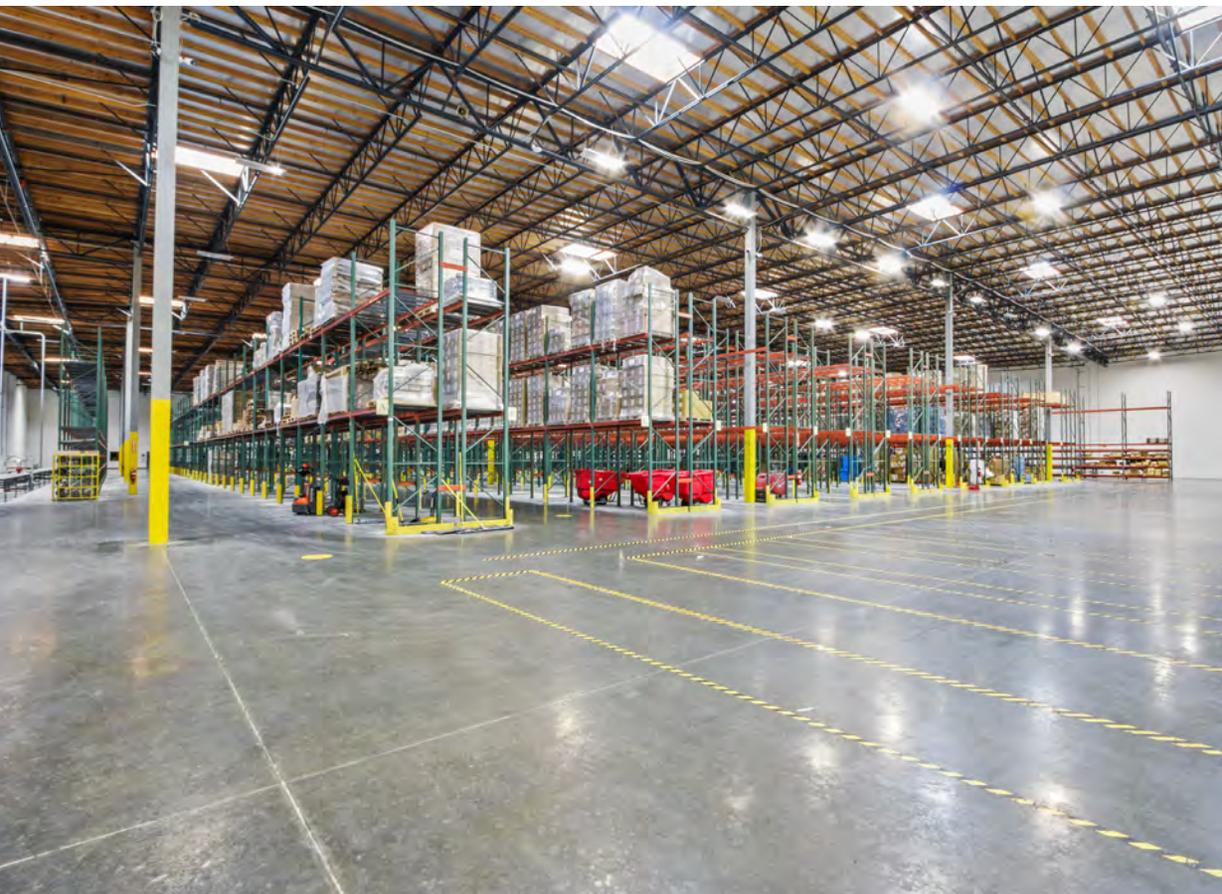


First Floor



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# MILEAGE TO

① Port of Los Angeles	36.4 miles	④ Disneyland	11.2 miles	⑦ Long Beach Airport	26.2 miles
② Port of Long Beach	31.7 miles	⑤ Honda Center	9.8 miles	⑧ Los Angeles Int'l Airport	42.3 miles
③ Anaheim Stadium	11.0 miles	⑥ John Wayne Airport	18.8 miles		

# CONTACT US

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