

RARE HIGH-IMAGE FLEX BUILDING | EXTENSIVE GLASSLINE | HIGHLY UPGRADED OFFICE SPACE

# 650 Columbia St

BREA, CALIFORNIA



Q4 2026 OCCUPANCY



**FOR SALE:**  
±49,903 SF ADVANCED MANUFACTURING BUILDING

**CBRE**

*\*Prospective Buyer to Verify All Information*

# PROJECT FEATURES & HIGHLIGHTS\*

## ±49,903 SF Freestanding High-Image Manufacturing Building

±26,429 SF Two-Story, Highly Upgraded Office Space

One (1) Dock-High Door (expandable)

One (1) Grade-Level Door (expandable)

±28' Minimum Warehouse Clearance

2,500 Amps, 277 / 480v, 3p 4w Heavy Power (verify)

Fully Fire Sprinklered (.33 / 3,000 SF Sprinkler Calculation)

Abundant Parking: 151 Auto Parking Stalls (±4.0:1,000 SF Ratio)

Fenced & Secured Yard Area

## Project Highlights

Occupancy Q4 2026

Prime North Orange County Location in a Well-Maintained Industrial Neighborhood

Corner Lot with Extensive Glassline

Excellent Visibility with Major Street Frontage on Columbia St and N Berry St

Close Proximity to Imperial Highway and Excellent Access to the 57 Freeway





650 COLUMBIA ST, BREA, CA

# SITE PLAN

**LEGEND**

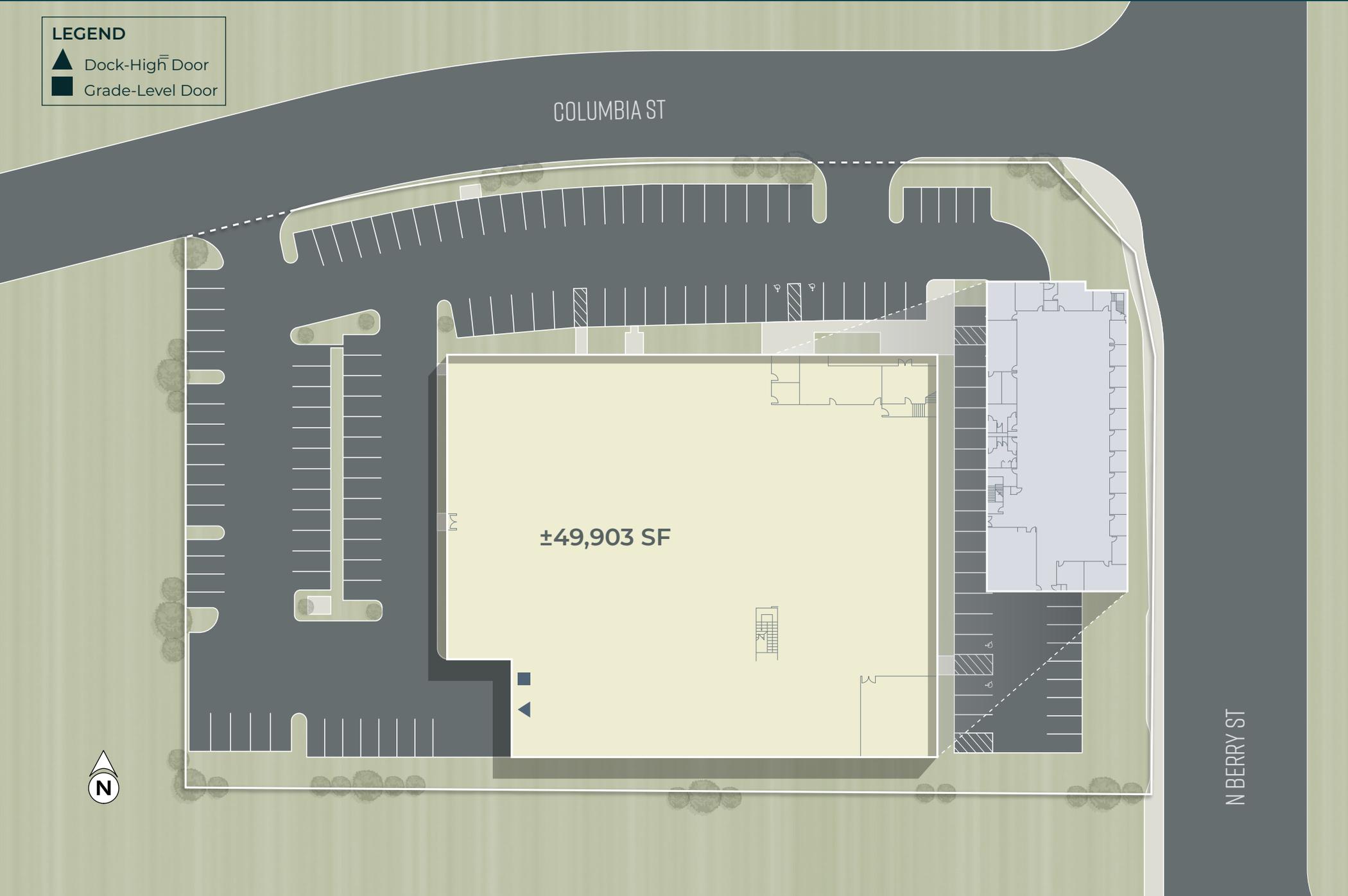
- ▲ Dock-High Door
- Grade-Level Door

COLUMBIA ST

±49,903 SF



N BERRY ST

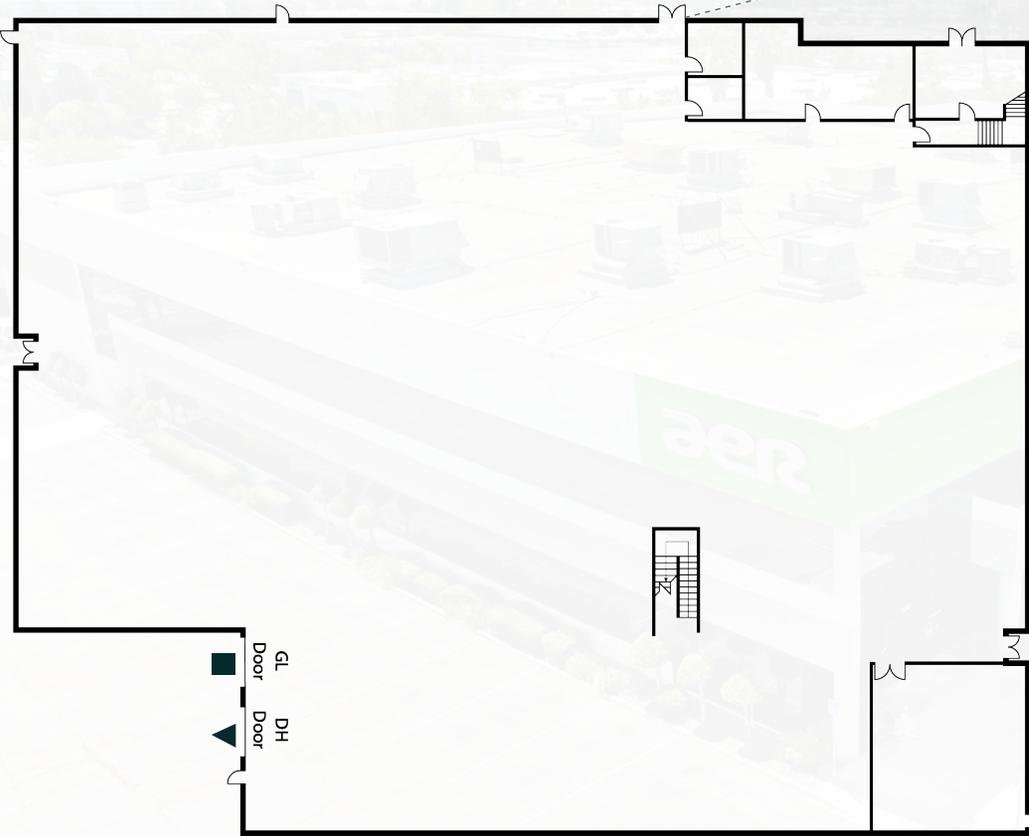


# FLOOR PLAN

## LEGEND

- ▲ Dock-High Door
- Grade-Level Door

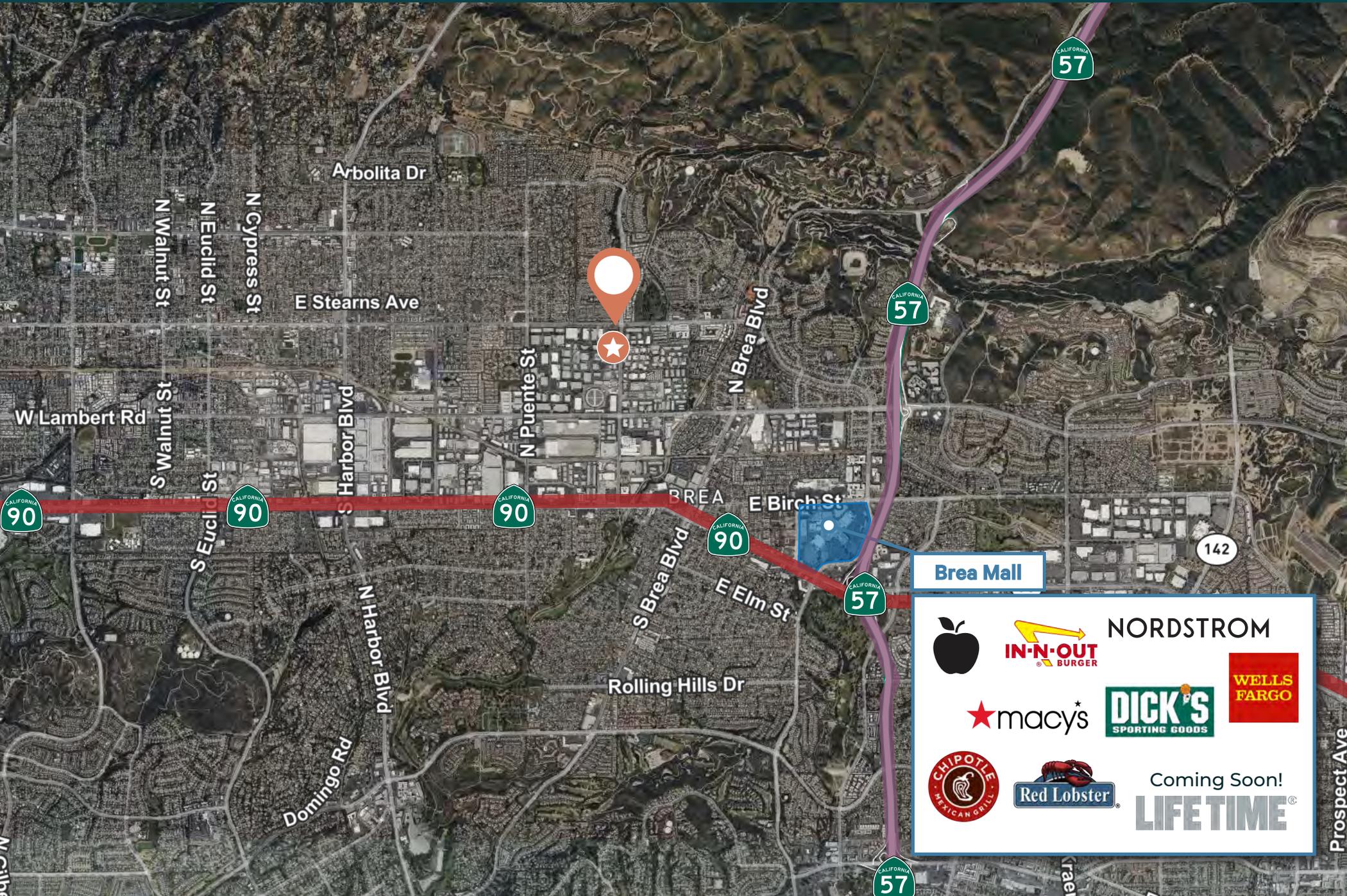
### 1st Floor



### 2nd Floor



# LOCAL MAP



Brea Mall



NORDSTROM



Coming Soon!  
**LIFETIME**

# REGIONAL MAP



33.2 miles Port of LA	31.9 miles Port of LB
36.8 miles LAX	21.8 miles Long Beach Airport
	20.8 miles John Wayne Airport

Population	
10 Miles	1,578,822
20 Miles	6,736,679
30 Miles	11,428,846
Average HH Expenditure	
10 Miles	\$114,997.71
20 Miles	\$109,758.72
30 Miles	\$113,163.64

# 650

COLUMBIA ST

BREA, CA



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