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

650 Columbia St

BREA, CALIFORNIA



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: ±150 Auto Parking Stalls (±3:1,000 SF Ratio)
- Fenced & Secured Yard Area

Project Highlights

- 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









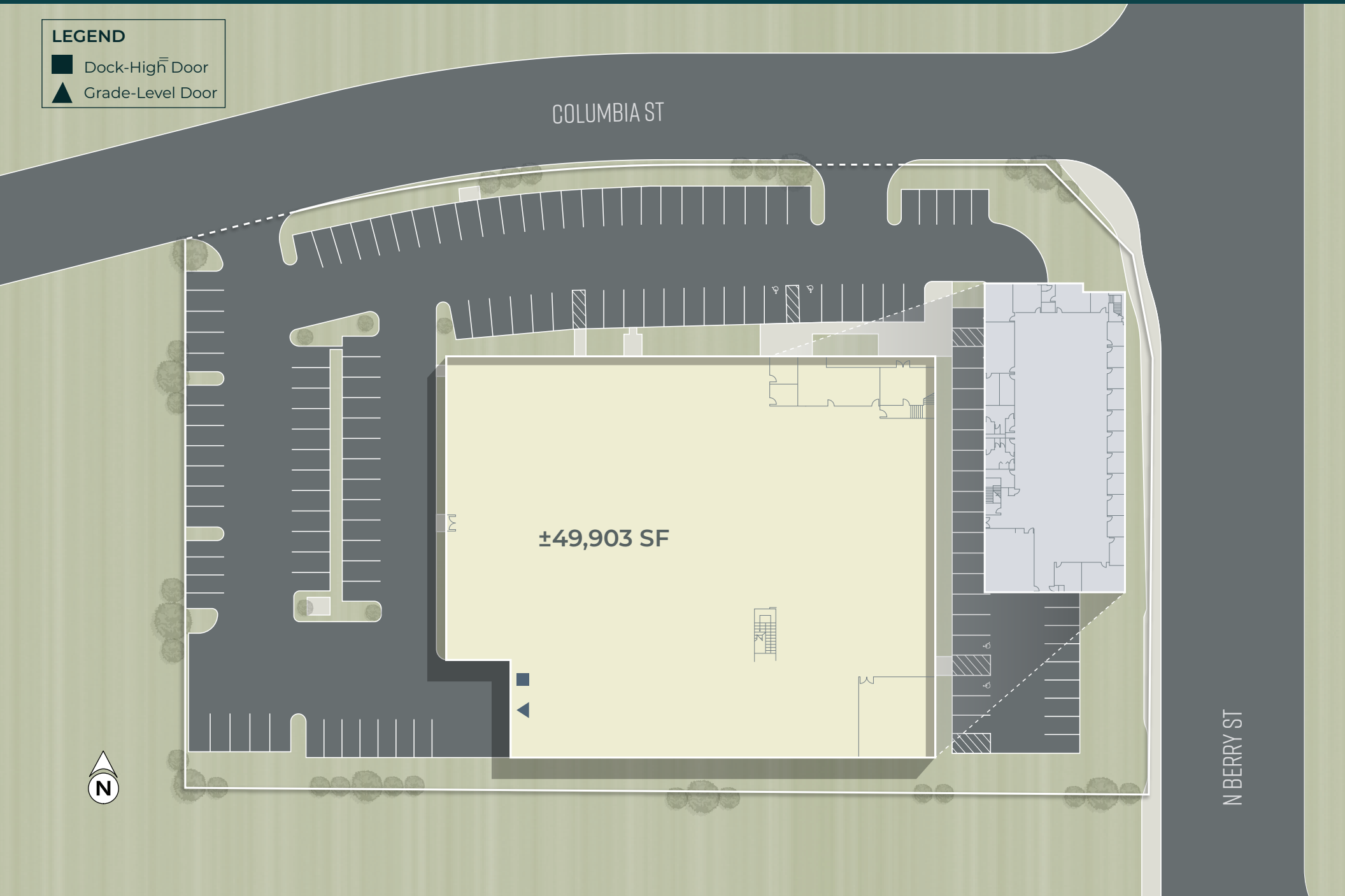






650 COLUMBIA ST, BREA, CA

SITE PLAN


LEGEND
Dock-High Door
Grade-Level Door
COLUMBIA ST
±49,903 SF
N BERRY ST
N

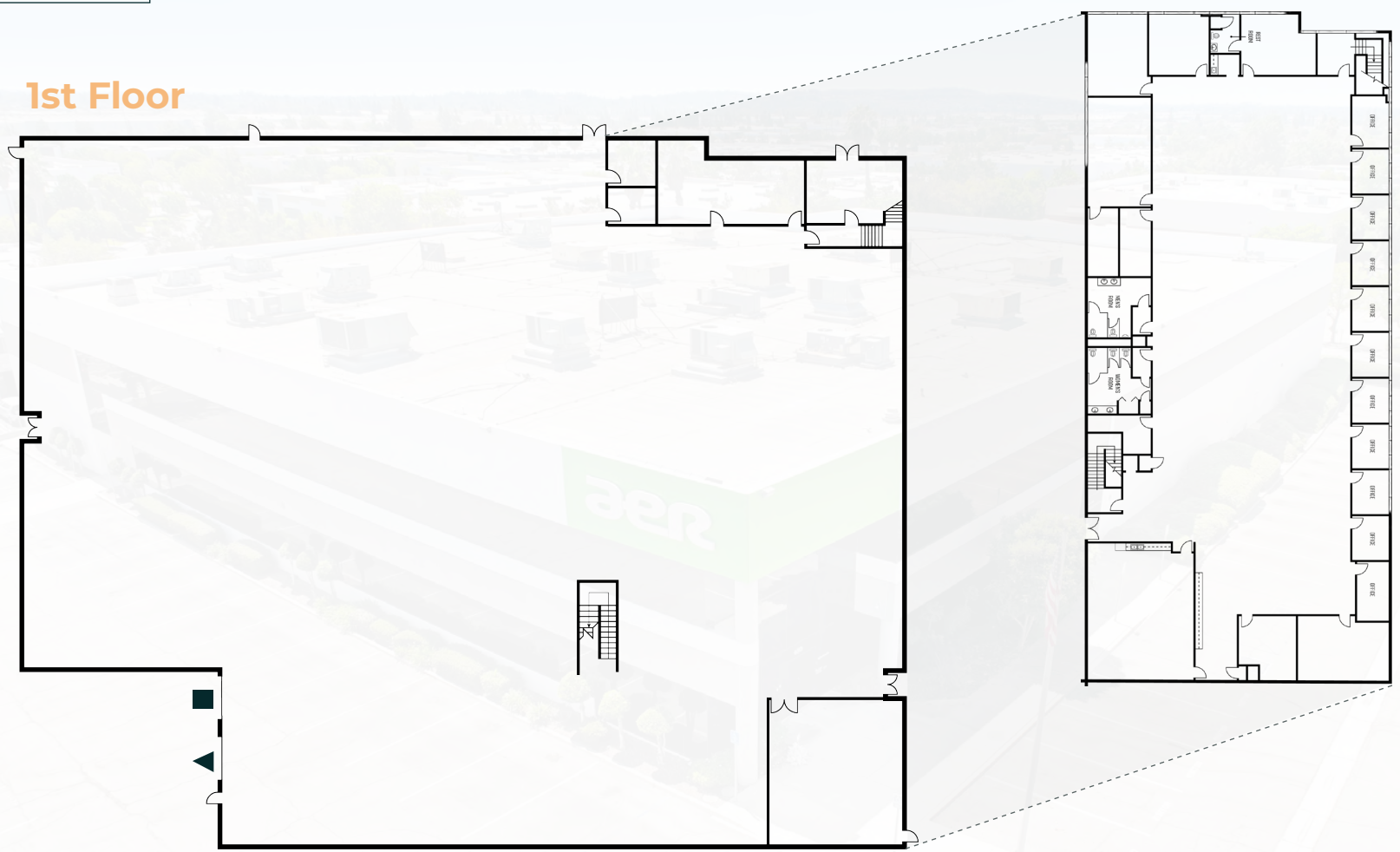
FLOOR PLAN

LEGEND

- Dock-High Door
- Grade-Level Door

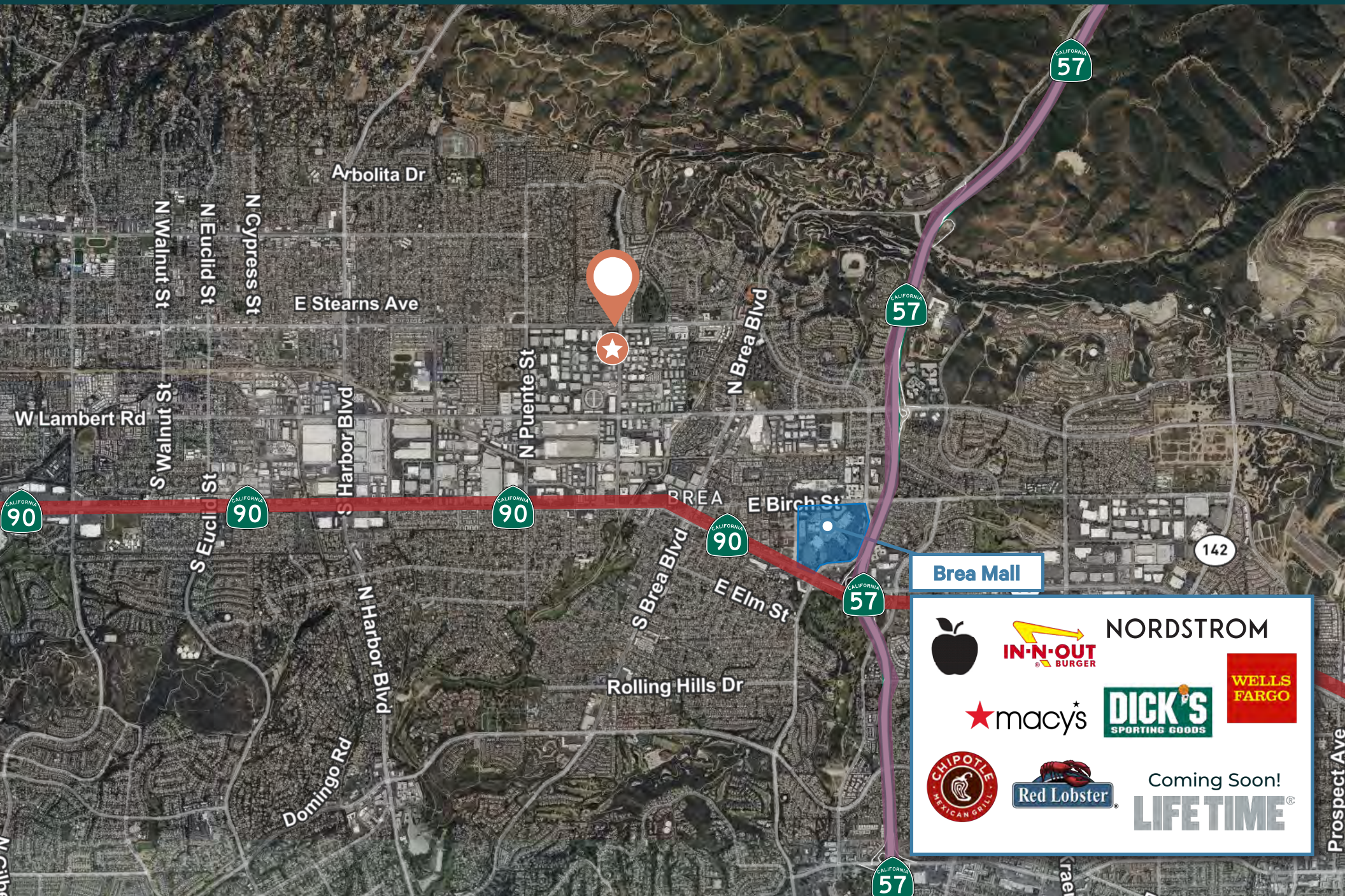
2nd Floor

1st Floor



N

LOCAL MAP


Arbolita Dr
N Walnut St
N Euclid St
N Cypress St
E Stearns Ave
W Lambert Rd
S Walnut St
S Euclid St
S Harbor Blvd
N Puente St
N Brea Blvd
S Brea Blvd
N Harbor Blvd
Domingo Rd
Rolling Hills Dr
E Elm St
E Birch St
BREA
Brea Mall
NORDSTROM
IN-N-OUT BURGER
WELLS FARGO
macy's
DICK'S SPORTING GOODS
CHIPOTLE MEXICAN GRILL
Red Lobster
Coming Soon!
LIFE TIME
Prospect Ave
57
90
142

REGIONAL MAP



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

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

650
COLUMBIA ST
BREA, CA



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