

**380**

**CLIFFWOOD PARK ST  
BREA, CA**

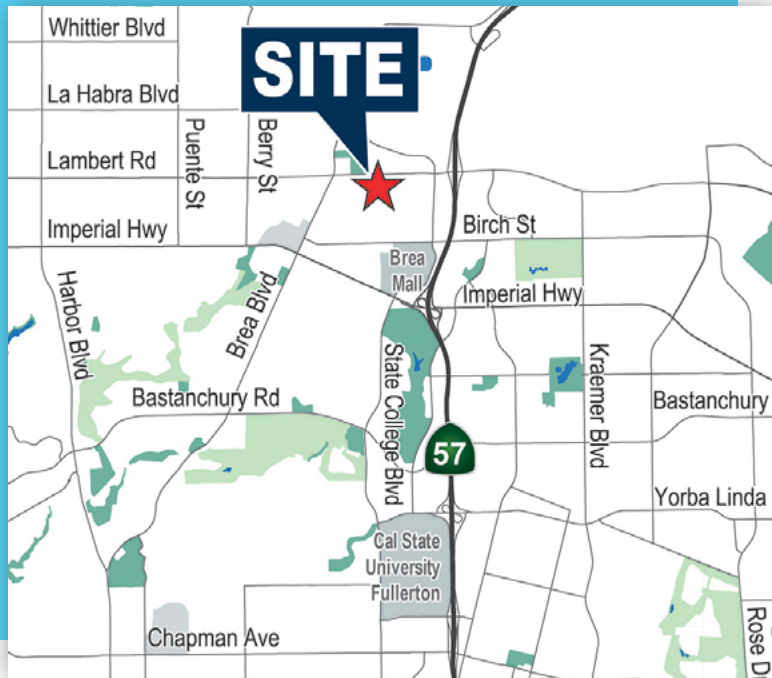


**FOR SALE**

**32,000 Sq. Ft. Freestanding Industrial Building**

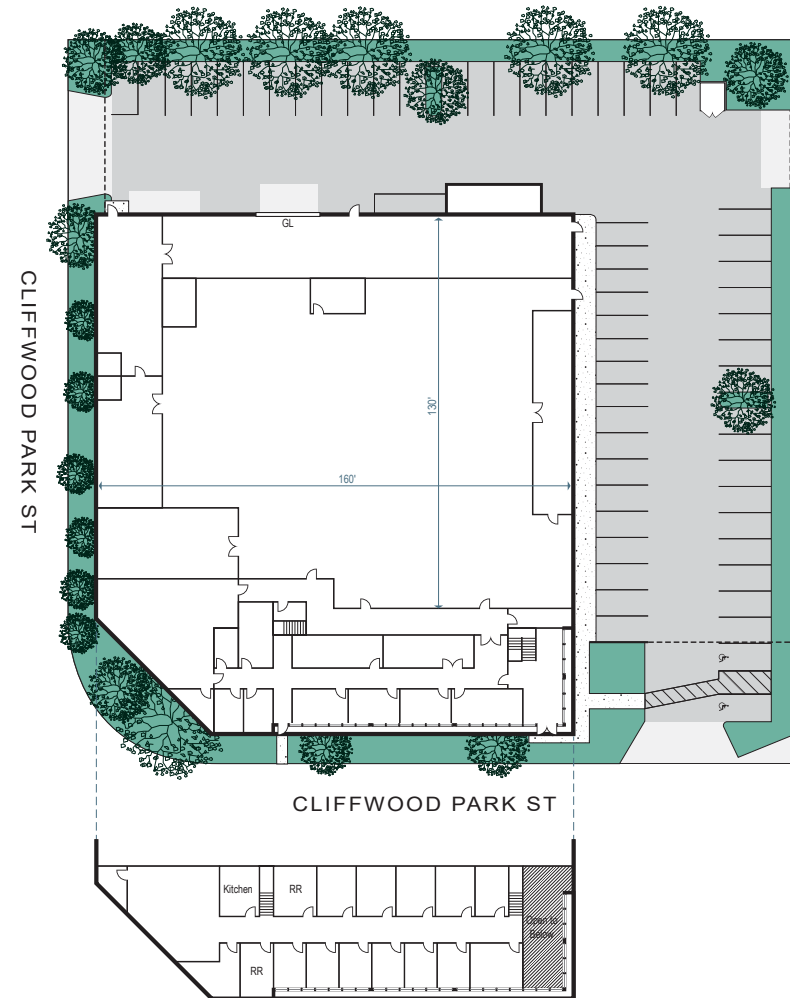
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REAL ESTATE SERVICES

**HV** HEFNER  
VERNICK  
TEAM



## PROPERTY FEATURES

- » ±32,000 Sq. Ft. Freestanding Industrial Building
- » ±1.39 Acre Land Parcel
- » ±26,880 Sq. Ft. Warehouse
- » ±9,557 Sq. Ft. of Two-Story Office Space
- » ±24' Warehouse Clearance
- » One (1) Ground Level Loading Door (Expandable)
- » Fully Fire Sprinklered
- » Fenced Yard Area, Corner Location
- » ±2.00/1,000 Sq. Ft. Parking Ratio



Second Floor

- » Large Power Service - ±1,600 Amps, 480 Volt Service Panel (verify)
- » Excellent Location Near Brea Mall & Brea Marketplace
- » Immediate Access to 57 Freeway 1/2 Mile East

Note: Site Plan Not to Scale.

## PROPERTY FEATURES





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