

±5,989 SF Industrial Unit for Lease

950 W. Central Avenue, Unit B
Brea, CA



Project Features

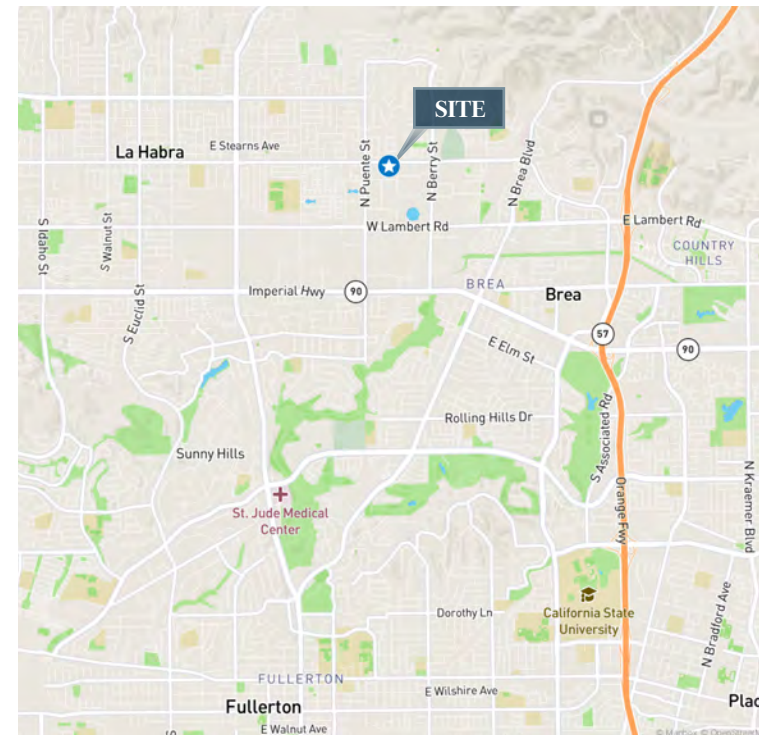
CBRE is pleased to announce an excellent lease opportunity at 950 W. Central Avenue, Unit B, in Brea, California. The ±5,989 square foot industrial unit is part of a larger R& D/Flex building in the Brea Industrial Complex. The space features major street frontage, professional landscaping, is fully fire sprinklered and located in close proximity to the 57 Freeway.

PROPERTY DETAILS

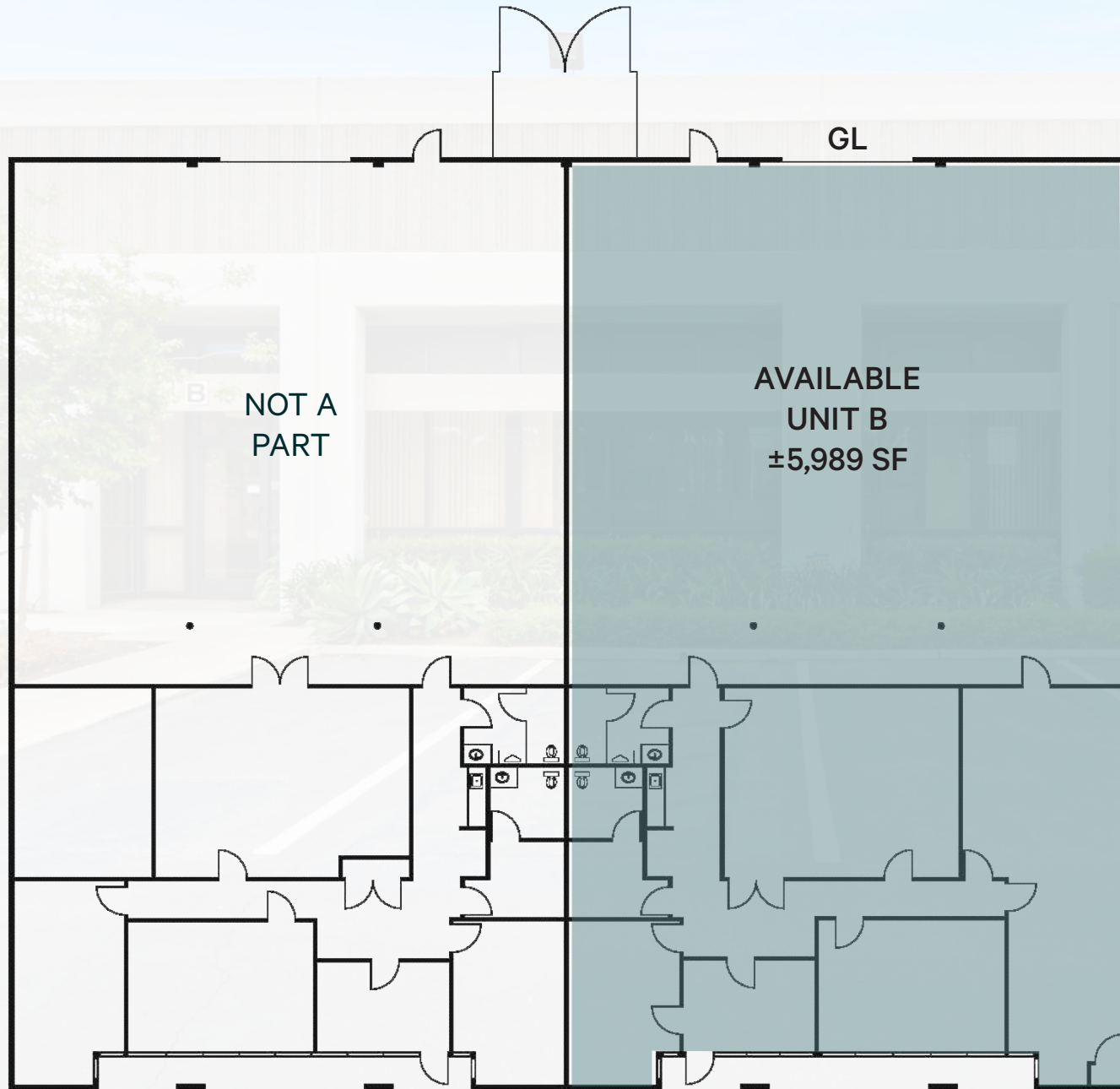
Address	950 W. Central Avenue, Unit B, Brea, CA 92821
Available SF	±5,989 SF Industrial Unit (POL ±11,993 SF Building)
Office	±2,600 SF
Grade-Level Ramps	One (1) Grade-Level Door
Warehouse Clearance	19' Minimum Warehouse Clear Height
Power	200 Amps (verify)
Parking	2.1; 1,000 Parking Ratio
Sprinklers	Fully Fire Sprinklered
Additional Features	Major Street Frontage Close Proximity to 57 Freeway

SITE OVERVIEW

Parcel No. (APN)	938-901-02 (or 296-214-10)
Total Site Area	POL ±1.84 AC Site
Total Site Square Footage	POL ±24,339 SF Industrial Condo
Projected Site Use	Industrial
Location	North Orange County

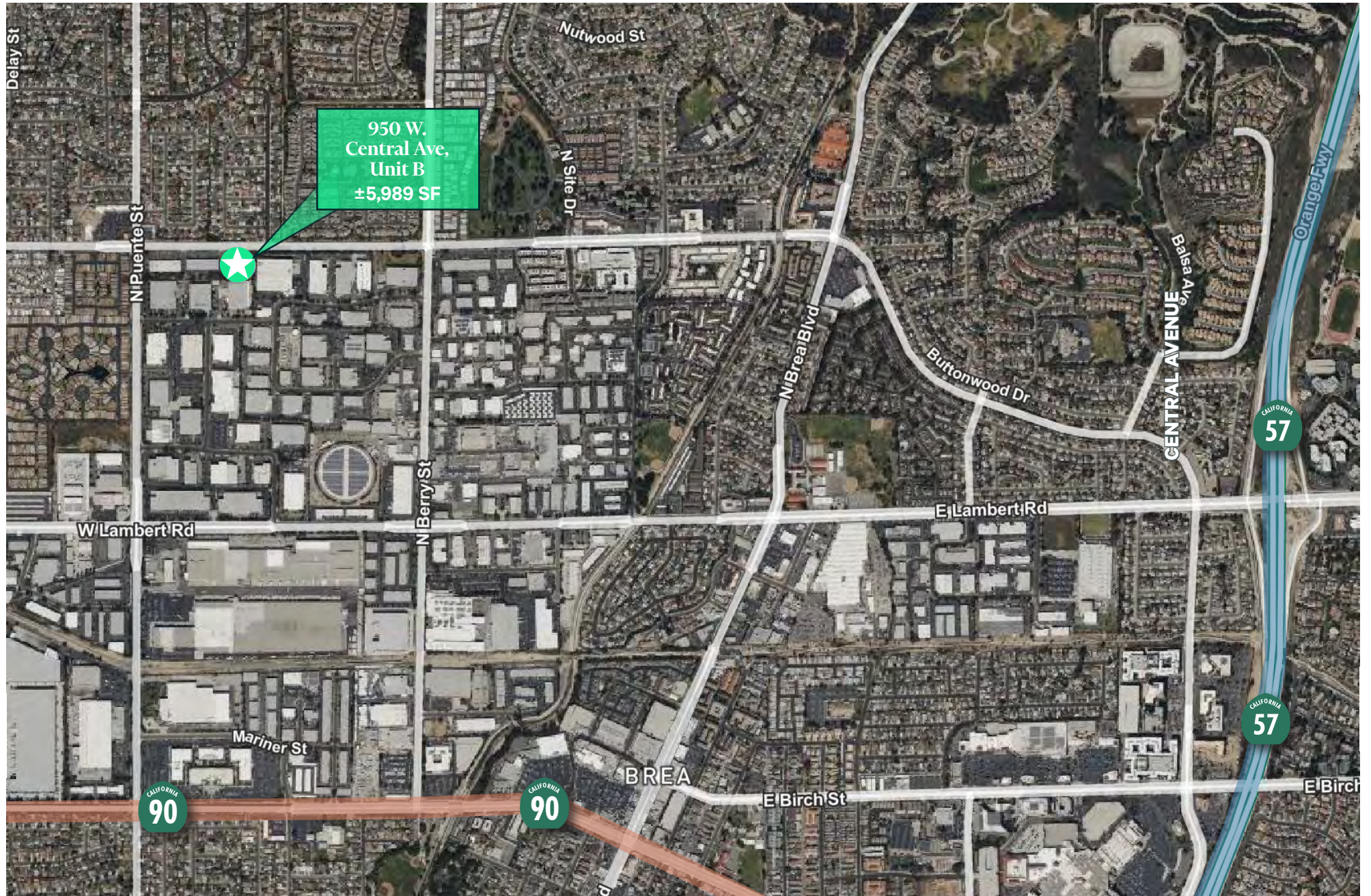


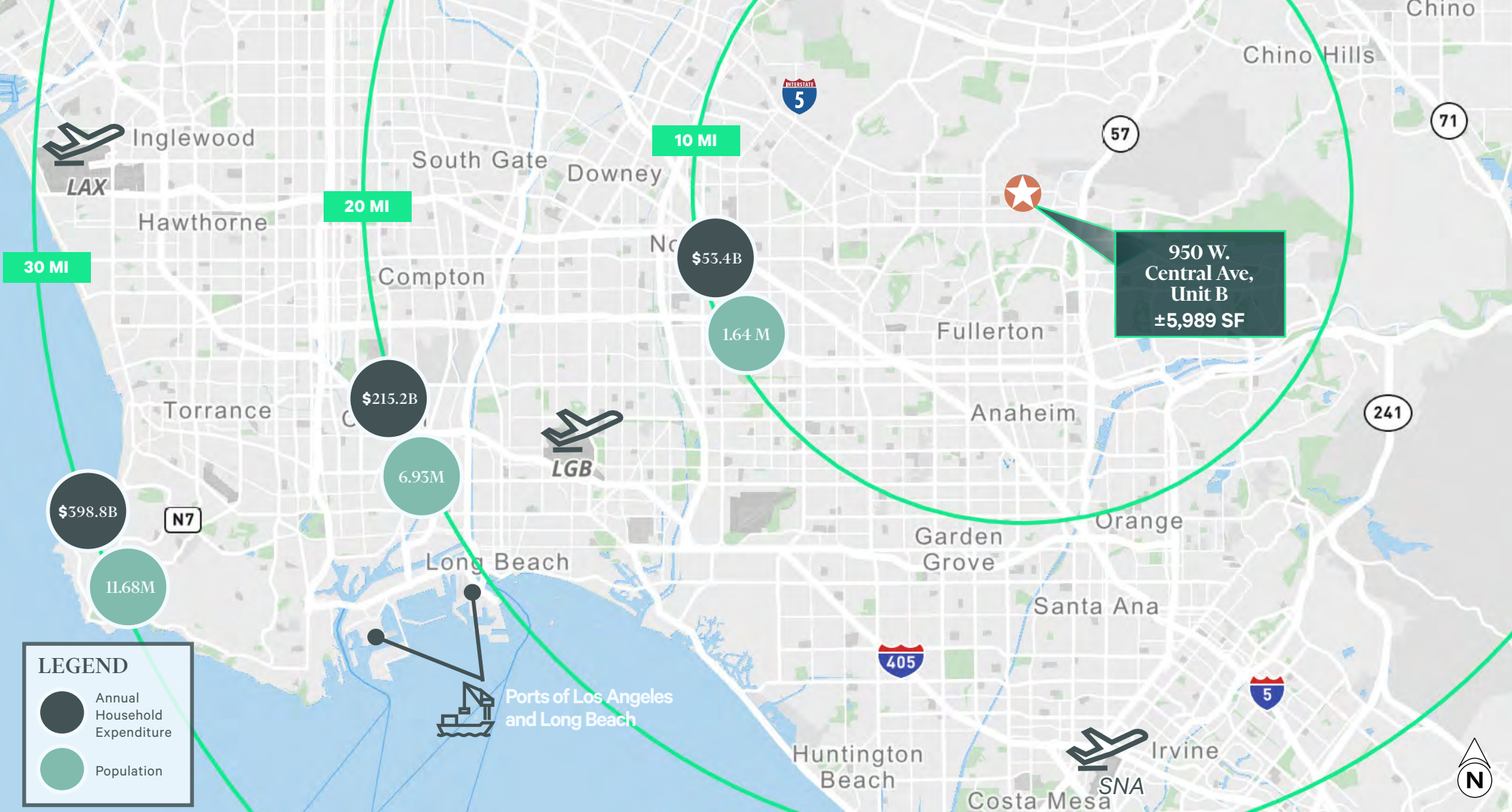
Floor Plan





Local Map





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CBRE

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