

Advance Notice - Available

± 218,968 Square Feet

3300 East Birch Street, Brea, CA



Conceptual Rendering

PROPERTY FEATURES:

- **Brand New State-of-the-Art Corporate Headquarters/Industrial Building**
- 6,780 Sq.Ft. 2-Story Corporate Office Area (Expandable)
- 32' Minimum Ceiling Clearance
- 21 Dock-High Loading Doors
- 2 Ground Level Loading Doors
- Large Fenced & Secured Yard
- ESFR Sprinkler System
- 139' Concrete Truck Court
- ± 276 Parking Stalls on Site
- 9.78 Acre Site with multiple access points: two on Birch Street and one on Enterprise Street
- Excellent Brea location with frontage along Birch Street and close proximity to abundant retail amenities
- Easy access to the Orange (57) Freeway; within close proximity to the Riverside (91) and Santa Ana (5) Freeways, providing convenient access to all Orange County market areas, Los Angeles County, and the Inland Empire

Exclusive Listing Agents:

Jeff Read 949.608.2029 jread@ngkf.com CA RE License #01040265

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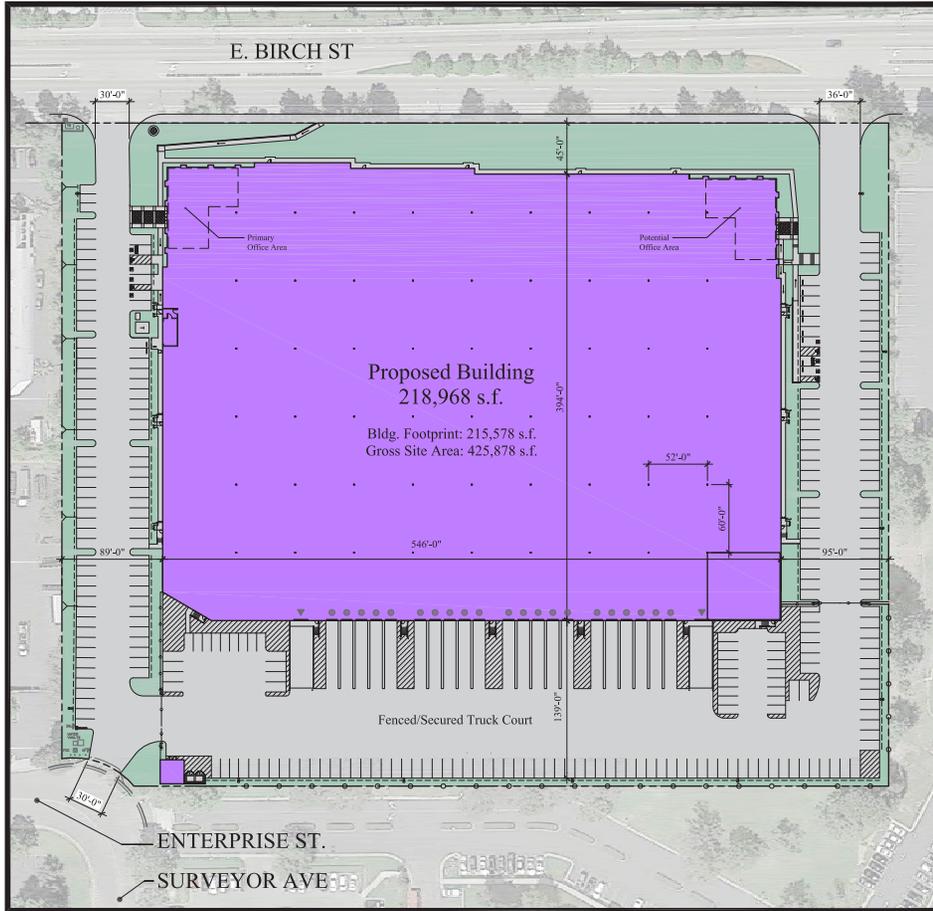
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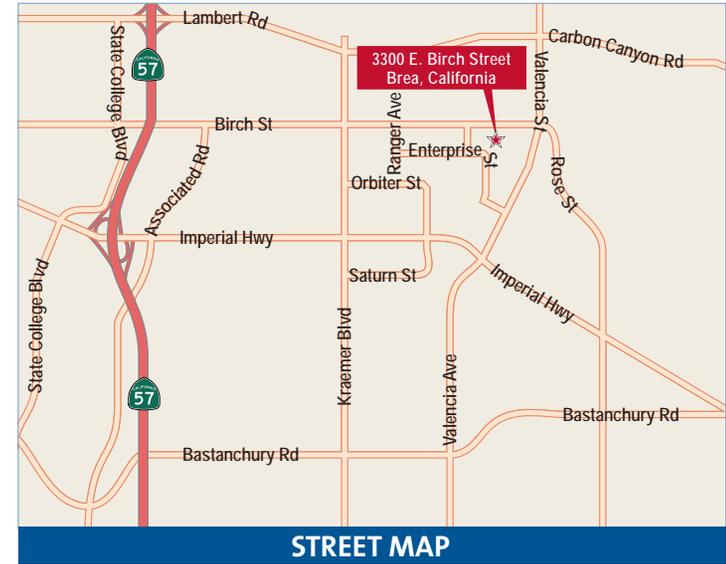
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SITE PLAN



LOCATOR MAPS



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