



AVAILABLE

FOR SALE

339 N. BERRY STREET
BREA, CA

3,652 SF

HIGHLY IMPROVED CONDOMINIUM

GUTHRIE-LAMBERT BUSINESS CENTER



MITCH ZEHNER
Executive Vice President
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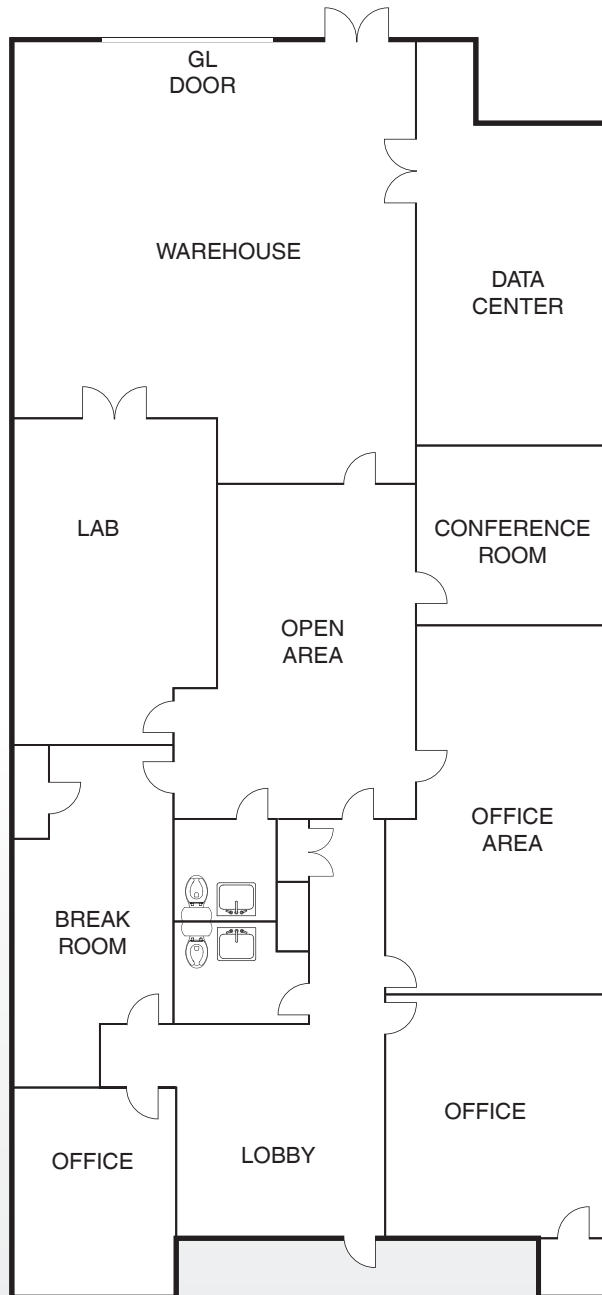
SETH DAVENPORT
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Southern California's Premier
Real Estate Marketing Team



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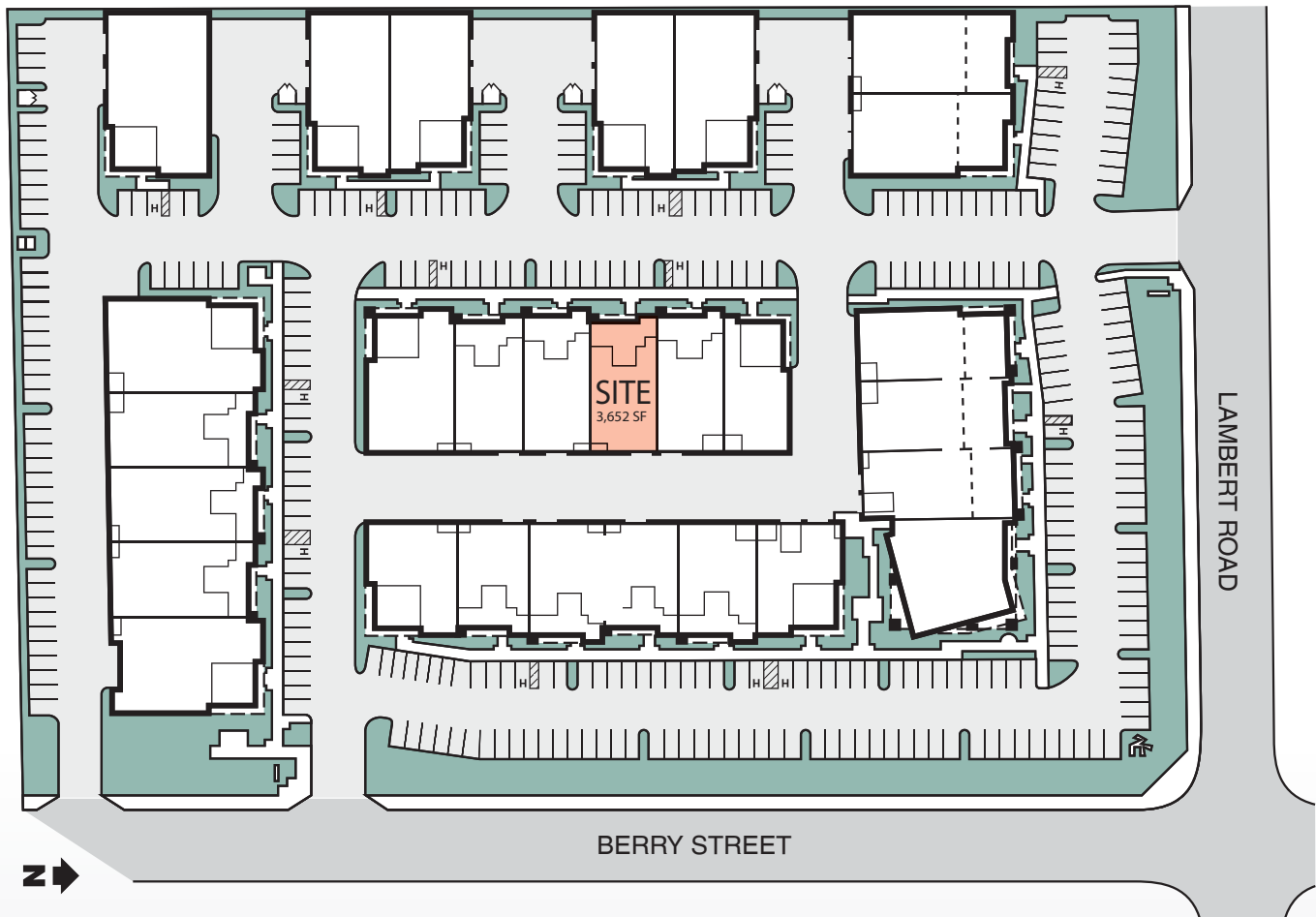
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REAL ESTATE SERVICES

THE ZEHNER
DAVENPORT
INDUSTRIAL GROUP

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PROPERTY DETAILS:

- Ideally suited for an Information Technology (IT) Company/Small Computer Hosting Company
- +/- 2,852 Square Feet of High Image Office Space
- +/- 800 Square Feet of Warehouse Space
- Highly Improved Office Buildout
- Data Center Room
- Lab Area contains Electrostatic Discharge (ESD) Floor
- 200 AMPS; 120/208 Volts (verify)
- 16' Warehouse Clearance
- 1 Ground Level Loading Door
- 11 Tons of A-C Capacity Total
- Ducted Skylight
- TI's Designed and Built to Exacting Specification by an Electrical Engineer
- Fire Sprinklered
- 2.6:1 Parking Ratio
- 1.6 Miles to 57 Freeway

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