

SINGLE-TENANT INDUSTRIAL
LEASED INVESTMENT OPPORTUNITY

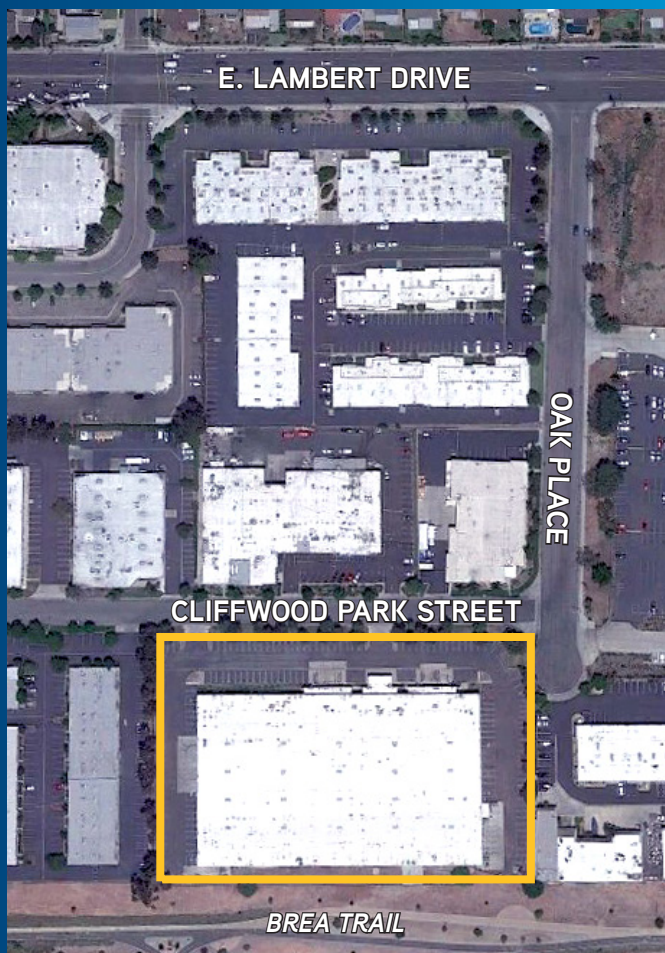
± 99,552 SQUARE FEET

LARGE FENCED YARD / HEAVY POWER



BREA

331-333 Cliffwood Park Street, Brea
California



331 - 333 Cliffwood Park Street is an excellent freestanding single tenant industrial building totaling approximately 99,552 square feet well located in the city of Brea. The building serves as the US corporate headquarters and collection / sorting facility for WMD International, Inc. dba Corporate E-waste Solutions, an electronics collection and recycling operation. The building is situated on an approximate 4.20 acre parcel featuring 3,400 amps, 277/480 volt power, a large fenced yard area and high image office improvements.

OFFERING TERMS:

Offering Price: \$21,715,000.00

Price Per SF: \$218.13

Year 1 CAP Rate: 4.25%

Year 1 Net Operating Income: \$922,848.00

Lease Expiration: May 31, 2026

Lease Form: AIR Industrial Single -
Tenant Lease - Net

Colliers
INTERNATIONAL

CLIFFWOOD PARK STREET BREa

331 – 333 Cliffwood Park Street offers the opportunity to acquire a \pm 99,552 square foot freestanding single tenant leased industrial building well located in the city of Brea. The freestanding building is situated on a \pm 4.20 acre parcel featuring above standard high image office improvements, a large fenced yard area, 3,400 Amps of 277/480 volt power service, 22' to 24' minimum warehouse ceiling height, fully fire sprinklered, four (4) dock high loading doors (seven (7) dock high loading door possible) and one (1) ground level loading door. These attributes along with a long term credit tenant occupying the building make the Cliffwood Park Street property a very attractive asset suited to a long term core-like investment strategy.



- Excellent Freestanding Manufacturing / Warehouse Distribution Building
- \pm 7,900 SF of High Image HVAC Office Area
- Four (4) Dock High Loading Doors, Seven (7) Dock High Loading Doors Possible
- One (1) Ground Level Loading Doors
- Power: 3,400 Amps, 277/480 Volt (verify)
- Large Fenced Yard Area
- 22' to 24' Minimum Warehouse Ceiling Height
- Fully Fire Sprinklered: .33/3,000 (verify calculations)
- Natural Gas Service
- Shop Restrooms
- Situated on a \pm 4.20 Acre Parcel
- Excellent Brea location. Close Proximity to Several Retail Amenities.
- Immediate Access to the Orange (57) Freeway. Close Proximity to the Riverside (91), Costa Mesa (55), and Santa Ana (5) Freeways.

Investment Contacts

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