

1560 W.  
LAMBERT RD.  
BREA

±5.36 AC Rare IOS Site  
for Sale or Lease



W. LAMBERT ROAD

# FOR SALE OR LEASE

- ◇ Rare Large Land Site in Orange County
- ◇ ±5.36 AC Site (±233,469 SF)
- ◇ ±25,930 SF Industrial Building
- ◇ Multiple Points of Ingress/Egress
- ◇ Frontage on Lambert Road
- ◇ Flexible M-2 Zoning Allowing for a Wide Variety of Industrial Outdoor Storage Uses\*
- ◇ Immediate Access to 57 Freeway and Imperial Highway

W. Lambert Rd.  
Brea, CA

W. Lambert Rd.

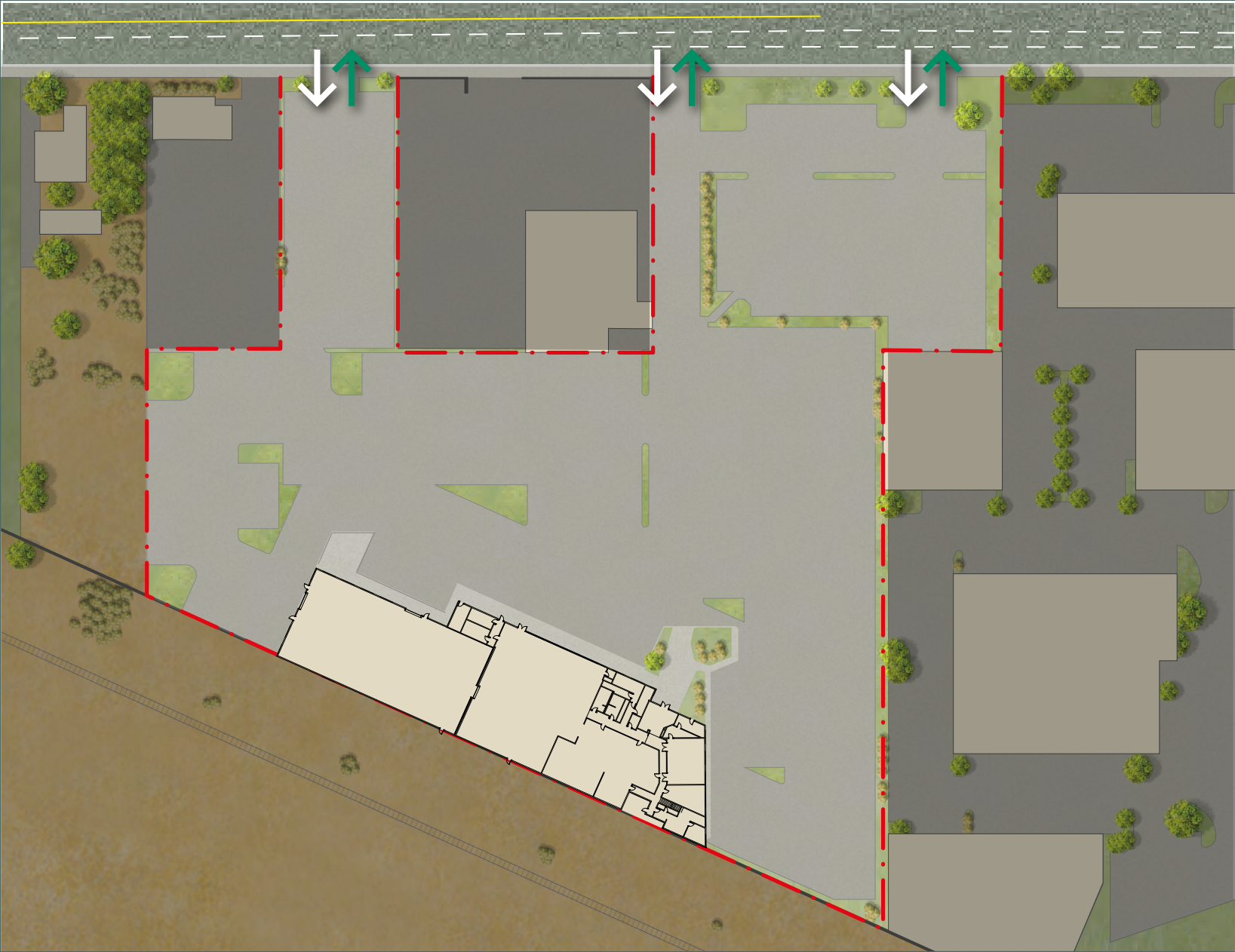
\*Per City Code, the following uses are allowed by right:

- ◇ Transit and transportation terminals, repair and storage facilities
- ◇ Contractors yards and shops
- ◇ Electrical distribution substations
- ◇ Retailing of trucks, campers, and other vehicles and repair thereof
- ◇ Auto trailer, camper, and mobile home manufacturing
- ◇ Building material and hardware sales
- ◇ Furniture manufacturing, upholstery, and refinishing
- ◇ Garage, parking, or parking structure
- ◇ Lumber yards
- ◇ Lumber processing and woodworking
- ◇ Warehouses and storage buildings
- ◇ Automobiles, trucks, and trailer manufacturing

*This information has been obtained from sources believed reliable but has not been verified for accuracy and completeness. You should verify all information.*

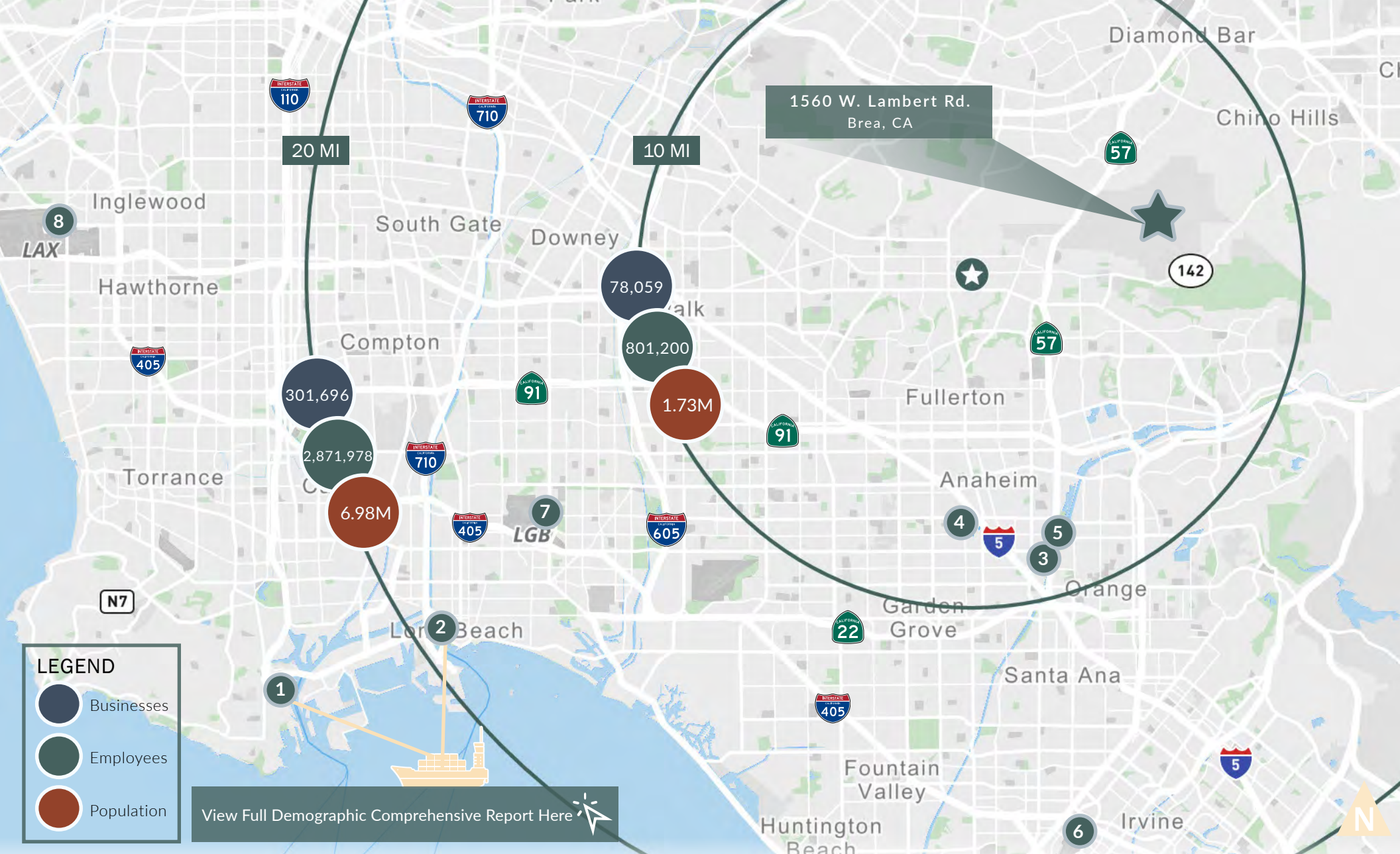


# SITE PLAN



Multiple Points of Ingress / Egress





# MILEAGE TO

① Port of Los Angeles	39.7 miles	④ Disneyland	9.4 miles	⑦ Long Beach Airport	27.8 miles
② Port of Long Beach	34.6 miles	⑤ Honda Center	11.3 miles	⑧ Los Angeles Int'l Airport	34.1 miles
③ Anaheim Stadium	11.4 miles	⑥ John Wayne Airport	21.4 miles		

# CONTACT US

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