

GUTHRIE–LAMBERT BUSINESS CENTER

28 NEW SMALL BUILDINGS FOR SALE

3,302 SQUARE FEET TO 6,935 SQUARE FEET



Corner of Lambert Road and Berry Street, Brea, California

FEATURES

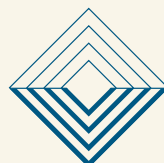
- One Office Building - 5,375 Sq. Ft.
- Industrial and Showroom Uses
- Major Visibility / Lambert Exposure
- 1.6 Miles to 57 Freeway
- 2.6:1 Parking Ratio
- Fire Sprinklered
- 200-400 Amp Electrical Service

For further information, please contact:

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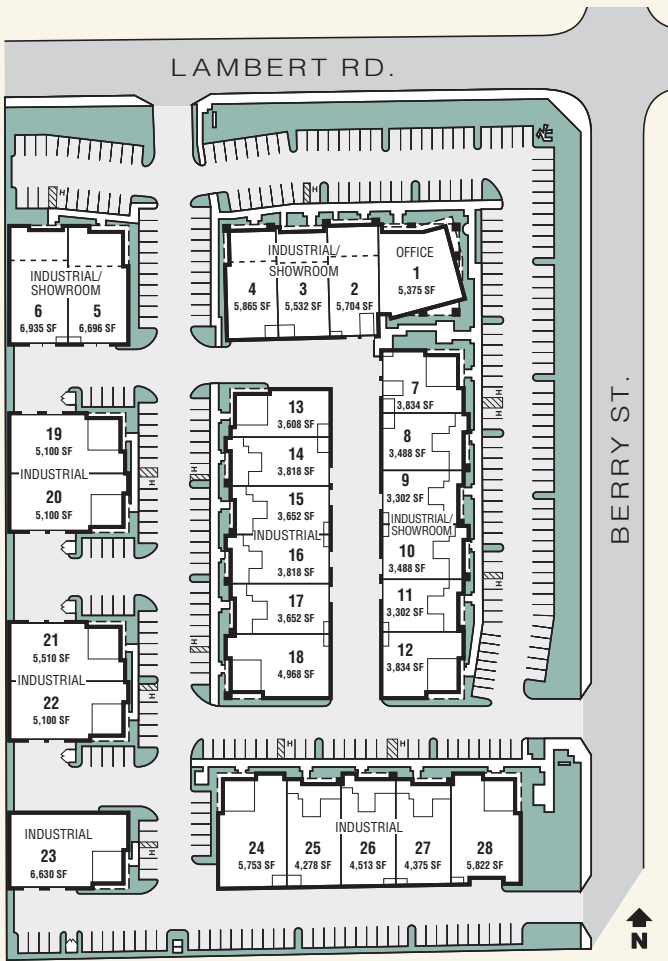


Voit
Commercial Brokerage
3500 W. Orangethorpe Ave.
Orange, CA 92868

Another quality development by:



Guthrie Development Company



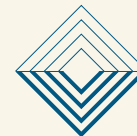
Bldg. No.	Bldg. Sq. Ft.	1st Floor Office Sq. Ft.	2nd Floor Office Sq. Ft.	Warehouse Sq. Ft.	Warehouse Clearance	GL Loading Doors	Power (Amps/Volts)
1	5,375	5,375	N/A	N/A	N/A	N/A	400 A; 120/208
2	5,704	1,376	1,200	3,128	16'	2	400 A; 120/208
3	5,532	1,376	1,200	2,956	16'	2	400 A; 120/208
4	5,865	1,402	1,170	3,293	16'	2	400 A; 120/208
5	6,696	1,392	1,225	4,079	16'	2	400 A; 120/208
6	6,935	1,552	1,386	3,997	16'	2	400 A; 120/208
7	3,834	700		3,134	16'	2	200 A; 120/208
8	3,488	700		2,788	16'	1	200 A; 120/208
9	3,302	700		2,602	16'	1	200 A; 120/208
10	3,488	700		2,788	16'	1	200 A; 120/208
11	3,302	700		2,602	16'	1	200 A; 120/208
12	3,834	700		3,134	16'	2	200 A; 120/208
13	3,608	700		2,908	16'	2	200 A; 120/208
14	3,818	700		3,118	16'	1	200 A; 120/208
15	3,652	700		2,952	16'	1	200 A; 120/208
16	3,818	700		3,118	16'	1	200 A; 120/208
17	3,652	700		2,952	16'	1	200 A; 120/208
18	4,968	700		4,268	16'	2	400 A; 120/208
19	5,100	700		4,400	16'	2	400 A; 120/208
20	5,100	700		4,400	16'	2	400 A; 120/208
21	5,100	700		4,400	16'	2	400 A; 120/208
22	5,100	700		4,400	16'	2	400 A; 120/208
23	6,630	700		5,930	16'	3	400 A; 120/208
24	5,753	700		5,053	16'	2	400 A; 120/208
25	4,278	700		3,078	16'	1	400 A; 120/208
26	4,513	700		3,813	16'	1	400 A; 120/208
27	4,375	700		3,675	16'	1	400 A; 120/208
28	5,822	700		5,122	16'	1	400 A; 120/208
Total	132,642						

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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.