

A close-up, low-angle shot of several condensation-covered beer bottles. The central bottle is in sharp focus, showing droplets of water on its glass surface. The background is dark and out of focus, with other bottles visible. The overall mood is refreshing and industrial.

BREA

**Real Estate Solutions Designed for
the Way You Actually Operate.**

BREA specializes in helping beverage wholesalers and bottlers navigate the complex real estate decisions that impact their operations, growth, and long-term success.

Whether you're expanding, relocating, building new, consolidating, or preparing for the next chapter of your business, BREA brings industry expertise, strategic guidance, and a trusted network of partners to every project.

OUR SERVICES



SITE SELECTION

Identify the right location for your facility by evaluating logistics, incentives, taxes, development costs, and long-term operational goals.

TENANT & LANDLORD REPRESENTATION

Whether buying, selling, or leasing, BREa negotiates strategic real estate transactions that support your business objectives and maximize value.

BUILD-TO-SUIT DEVELOPMENT

Develop a custom facility without the burden of managing construction, allowing you to stay focused on running your business.

SALE-LEASEBACK SOLUTIONS

Unlock capital by selling your facility and leasing it back, allowing you to reinvest in your business while maintaining operational continuity.

PROGRAM MANAGEMENT

Engage and manage all consultants and contractors, and coordinate every phase of your facility project—from planning through completion—to keep schedules, budgets, and stakeholders aligned.

DECOMMISSIONING & ASSET DISPOSITION

Manage facility closures, asset disposition, and equipment auctions efficiently while maximizing value and minimizing disruption.

TAX INCENTIVES & DEVELOPMENT STRATEGY

Identify tax incentives, financing opportunities, and development programs that strengthen the financial performance of your real estate investment.

INTEGRATED DELIVERY & ALLIANCE SERVICES

Leverage BREa's network of industry experts to streamline project delivery, reduce risk, and ensure facilities are designed to support long-term operational success.

THE BREa ADVANTAGE

More Than a Real Estate Advisor



WE PARTNER WITH:

- Beer wholesalers
- Soft drink bottlers and wholesalers
- Wine & spirits wholesalers
- Beverage and can manufacturers

WHAT THAT MEANS FOR YOU:

- Strategic real estate guidance
- Faster decision-making
- Reduced project risk
- Clear communication throughout the process

Our role is simple: advocate for your success while helping you make informed, strategic real estate decisions every step of the way.

WHAT COMES AFTER BREa?

When you're ready to renovate, expand, or build a new facility, BREa helps connect you with the right team to move your project forward.

Our **Alliance Team — led by HDA —** is made up of preferred partners with decades of experience delivering successful beverage facilities across the country. Having worked together for more than 30 years and on over 200 projects, we understand how to coordinate projects efficiently, reduce risk, and keep your goals at the center of every decision.

Whether your project requires one specialty or a fully integrated team, we'll help assemble the expertise you need.

ALLIANCE TEAM EXPERTISE - HDA LED

- Facility Planning
- Architecture
- Interior Design
- Structural Engineering
- Civil Engineering
- Mechanical & HVAC Engineering
- Material Handling & Automation
- Energy & Sustainability
- Furniture, Audio Visual & Security
- Dock Equipment
- Warehouse Racking



BUILT ON RELATIONSHIPS. FOCUSED ON RESULTS.

BREA was founded with a simple belief:
**the beverage industry deserves a real
estate partner who understands the business
beyond the building.**

We combine industry knowledge,
operational insight, and strategic real
estate expertise to help beverage
companies make smarter facility decisions
with confidence.

LET'S TALK

Patrick Holleran
Founder

314.780.1204
pholleran@brea-advisers.com
www.brea-advisers.com

Built for Beverage. Designed for Your Success.