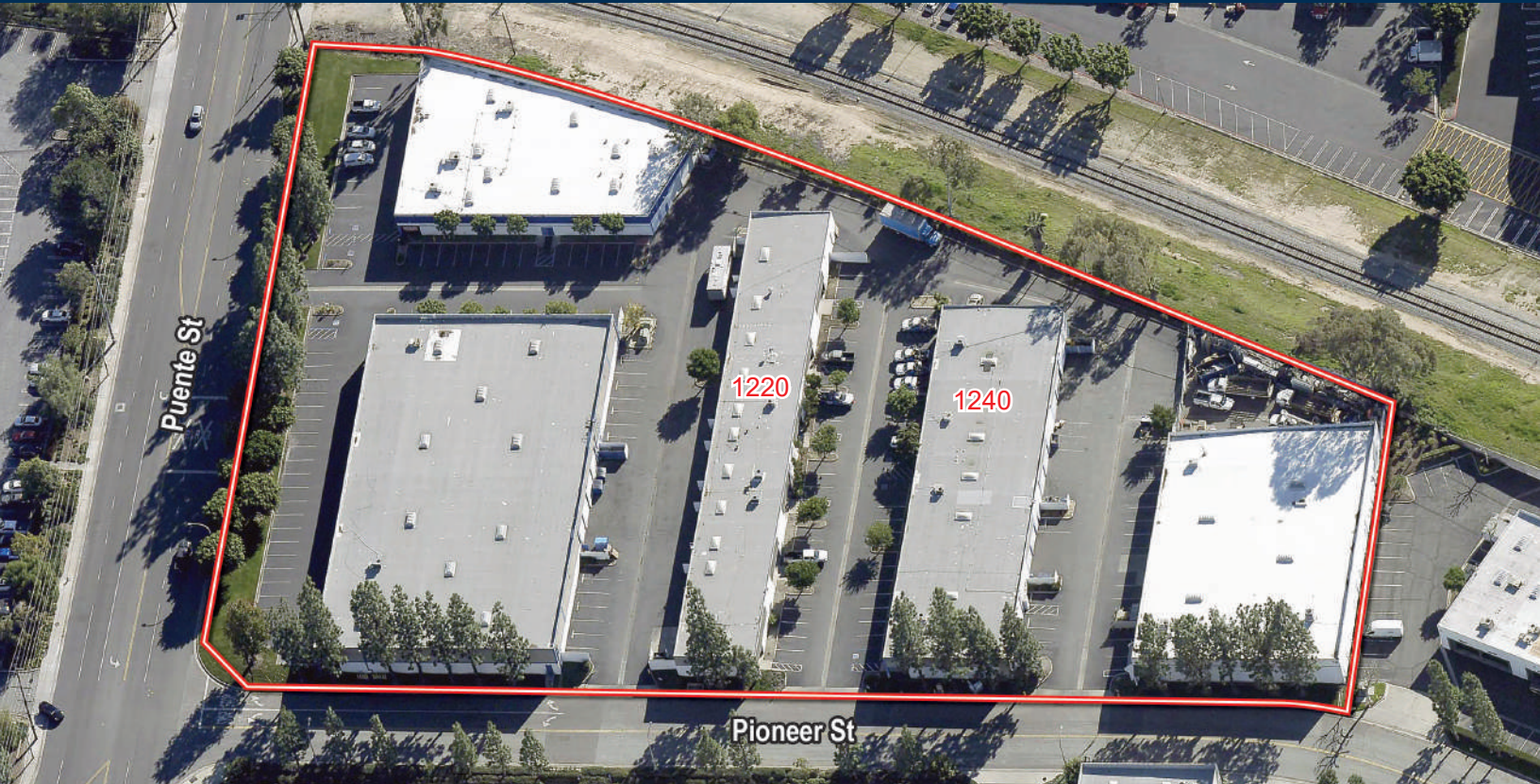


FOR LEASE

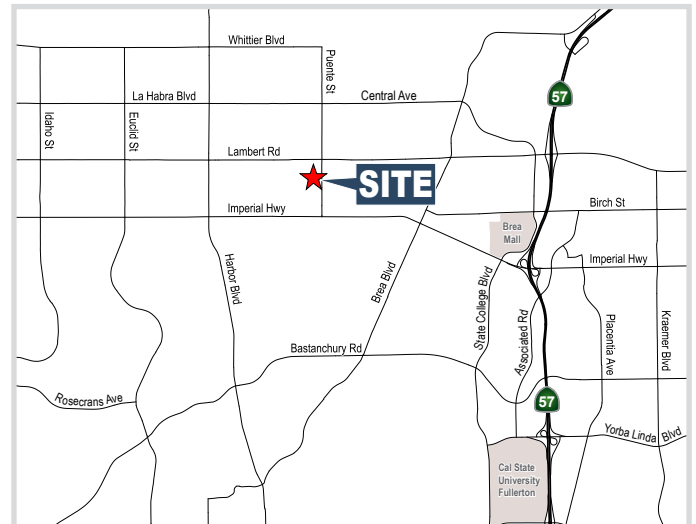
WEST BREA BUSINESS PARK

1220-1240 Pioneer Street, Brea, CA



PROPERTY DETAILS

- **No CAM Charges (Landlord Pays for Water and Trash)**
- Fully Fire Sprinklered Units
- 16' Warehouse Clearance
- Ground Level Loading in all Units
- Abundant Surface Free Parking
- Professionally Managed Business Park
- Close Proximity to Brea Regional Mall, 2 Retail Power Centers, 7 Hotels and 45 Restaurants



For More Information or to Schedule a Tour Please Contact:



JASON DIROCCO
714.935.2305
JDiRocco@voitco.com
Lic. #01842301

Voit

REAL ESTATE SERVICES

FOR LEASE

WEST BREA BUSINESS PARK

1220-1240 Pioneer Street, Brea, CA



AVAILABILITIES

Address	Suite	RSF	Office SF	Warehouse SF	GL	Price	Comments
1220 Pioneer Street	A	±1,980	±800	±1,180	1	\$1.55 PSF	*Sublease until 10/31/2026 Reception, 2 Offices, 2 Restrooms, 400 Amps
1240 Pioneer Street	C	±3,354	±416	±2,938	2	\$1.55 PSF	Reception, 1 Office, 2 Restrooms

***NO CAM FEES**

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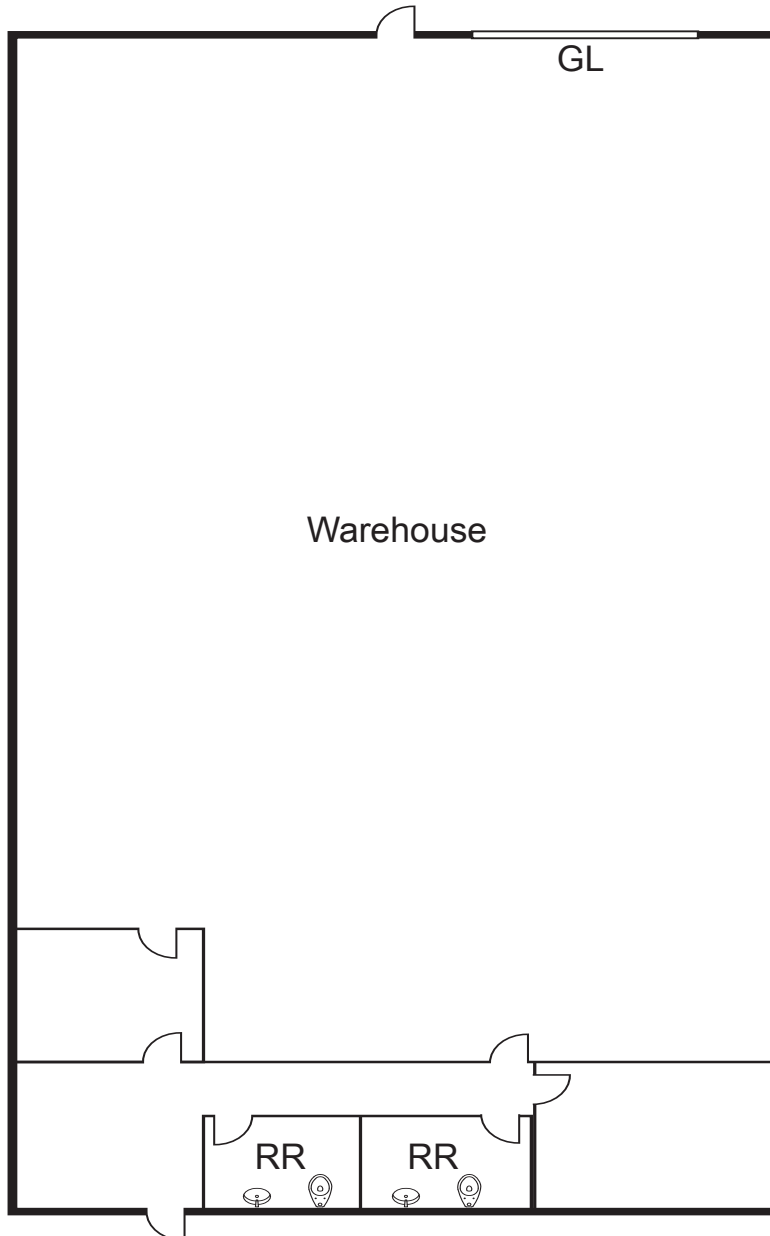
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FOR LEASE

WEST BREA BUSINESS PARK

1220 Pioneer Street, Suite A, Brea, CA



± 1,980 SF
Office: ± 800 SF
Warehouse: ±1,180 SF

* Floor plan not to scale

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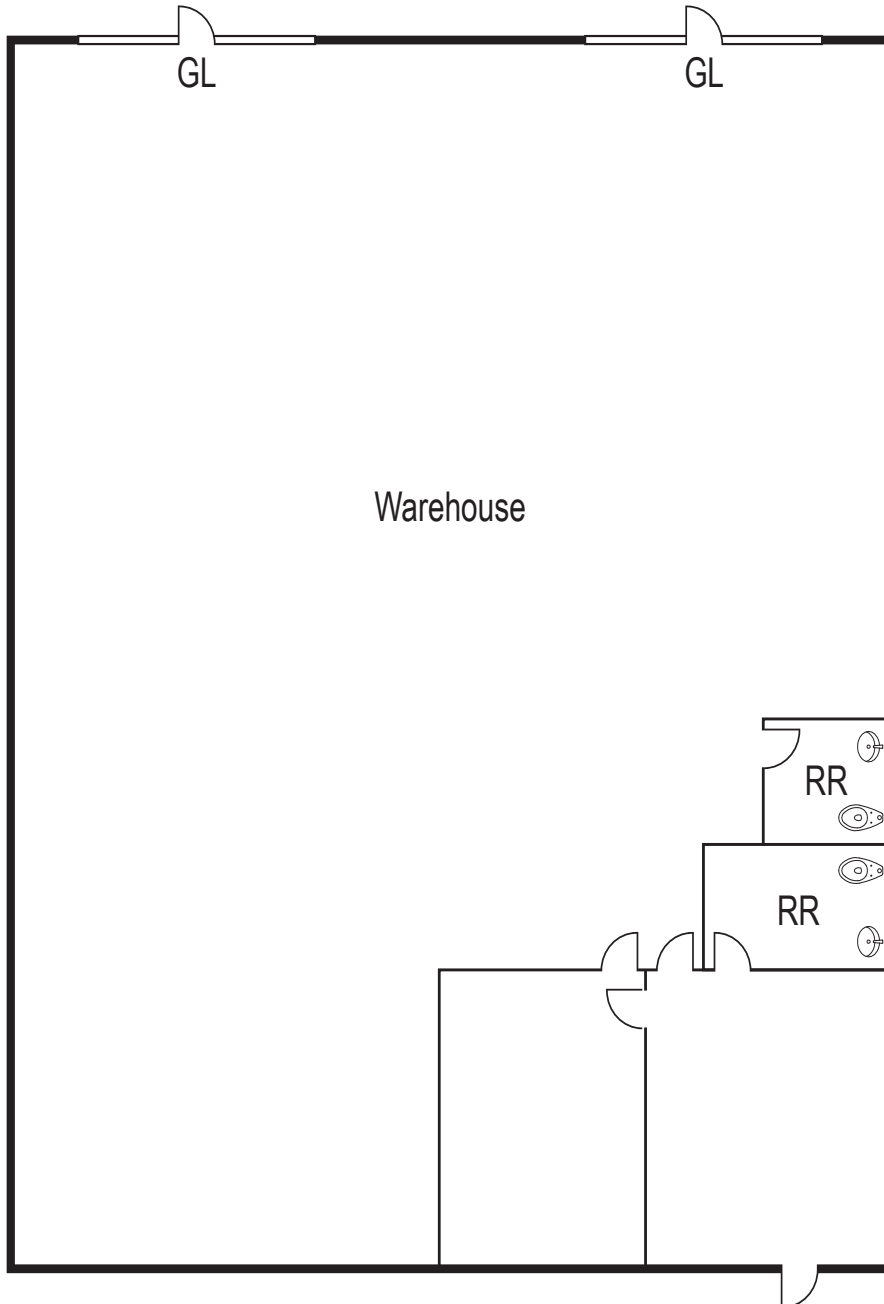
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FOR LEASE

WEST BREA BUSINESS PARK

1240 Pioneer Street, Suite C, Brea, CA



± 3,354 SF

Office: ± 416 SF

Warehouse: ±2,938 SF

* Floor plan not to scale

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