

# FOR LEASE

735 Challenger St, Brea, CA 92821

**±21,340 SF** (1st floor only)  
*Freestanding Industrial/  
Flex Property*



## THE OFFERING

Now offered by Lee & Associates - Orange, this ±21,340 square foot industrial flex property in Brea present an exceptional leasing opportunity with only the first floor available for lease, as the owner will occupy the second-floor office. The space features 24-foot ceilings and two ground-level doors, designed for efficient loading and flexible operations. It includes 39 parking spaces for the tenant, two office restrooms, and two warehouse restrooms. The warehouse is equipped with 800 amps, 277/480 volts (tenant to verify), supporting a variety of industrial uses. Approximately two-thirds of the warehouse is air-conditioned, making it suitable for temperature-sensitive operations.

## PROPERTY HIGHLIGHTS

|                        |  |                         |   |
|------------------------|--|-------------------------|---|
| <b>SIZE:</b>           | ±21,340 SF Industrial/Flex Building (1st floor only as the owner would like to occupy the 2nd floor office. However, it is possible to lease the entire ±25,860 SF building) | <b>PRODUCTION AREA:</b> | ±2,726 SF (Can be demolished to open up more warehouse space) |
| <b>OFFICE SIZE:</b>    | ±4,510 SF of 1st floor office  | <b>POWER:</b>           | 800 Amps 277/480 (tenant to verify)                           |
| <b>GL DOORS:</b>       | 2  | <b>SPRINKLERED:</b>     | Yes   |
| <b>PARKING SPACES:</b> | 39 if leasing 1st floor only, otherwise 44 total parking spaces  | <b>CLEAR HEIGHT:</b>    | 24'   |
|                        |  | <b>YEAR BUILT:</b>      | 2003  |



### John Son

Principal | Lee & Associates

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DRE# 01069091

### Dan Son

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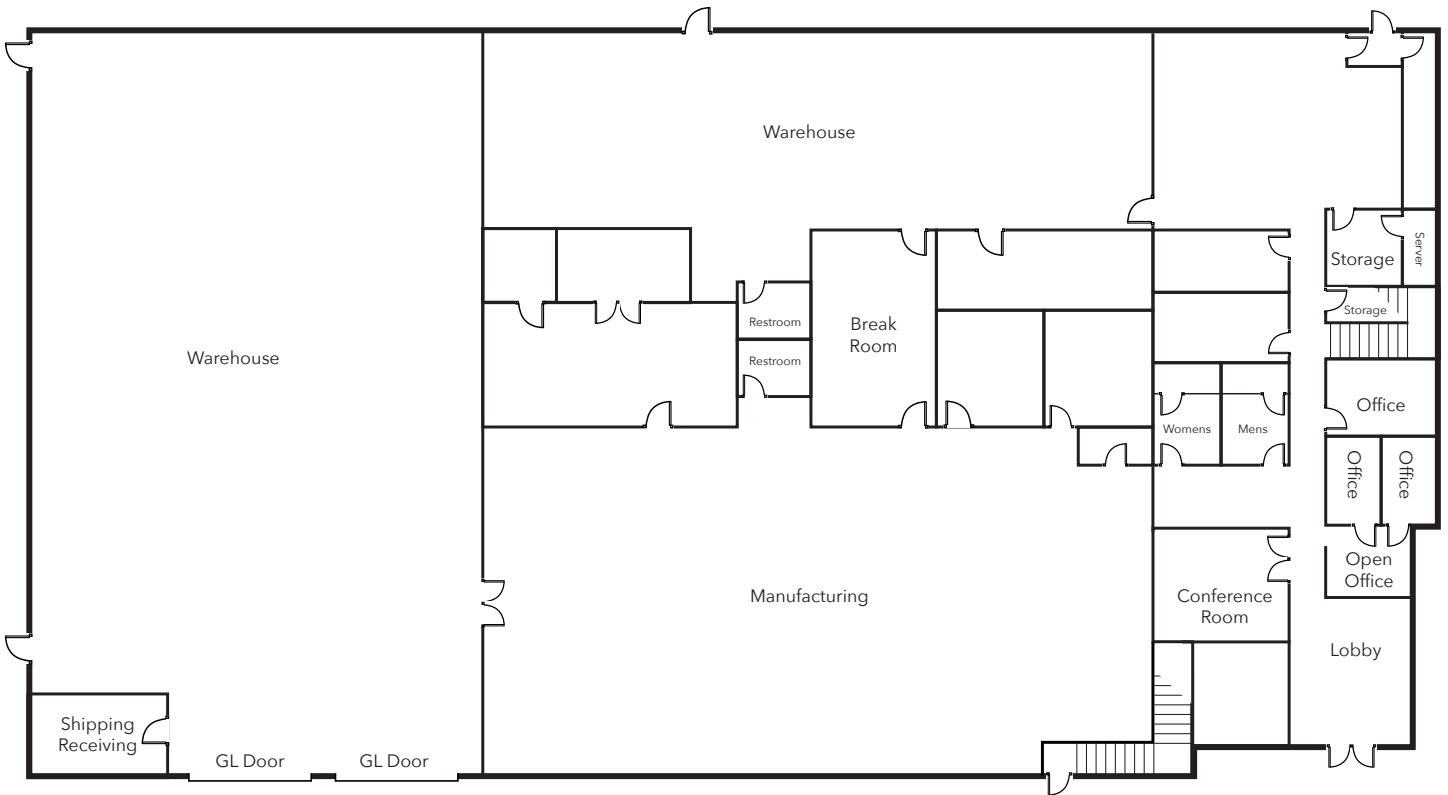
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## FLOOR PLAN



Not to Scale

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## PHOTOS



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## AREA MAP



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