FOR LEASE 565 W. LAMBERT ROAD, E & F **BREA, CA 92821**

±6,234 SF

Trico Lambert Center Divisable to 3,140 SF or 3,094 SF



Divisable to:

or

3,140 SF, Suite E

3,094 SF, Suite F

PROPERTY HIGHLIGHTS

- ±6,234 SF Office/ Warehouse
- ±4,000 SF Office(Owner will remove to suite)
- High Image Business Park •
- 4 Restroom, 2 Coffee Bars
- CAM \$.105/sf •
- Space Heaters in Warehouse
- 57 Freeway Close 18' Clear Height Excellent Truck Access
- Sprinklered
- 2 GL Doors
- 400 Amps
- Available May-1-2023
- Exterior Painted in 2022



Lee & Associates Commercial Real Estate Services - Orange, Inc. DRE# 01011260

Mark Hintergardt, ссим 714.564.7168 mhintergardt@lee-associates.com DRE #00865136

Robert Leiter, ccim 714.564.7103 rleiter@lee-associates.com DRE #00972297

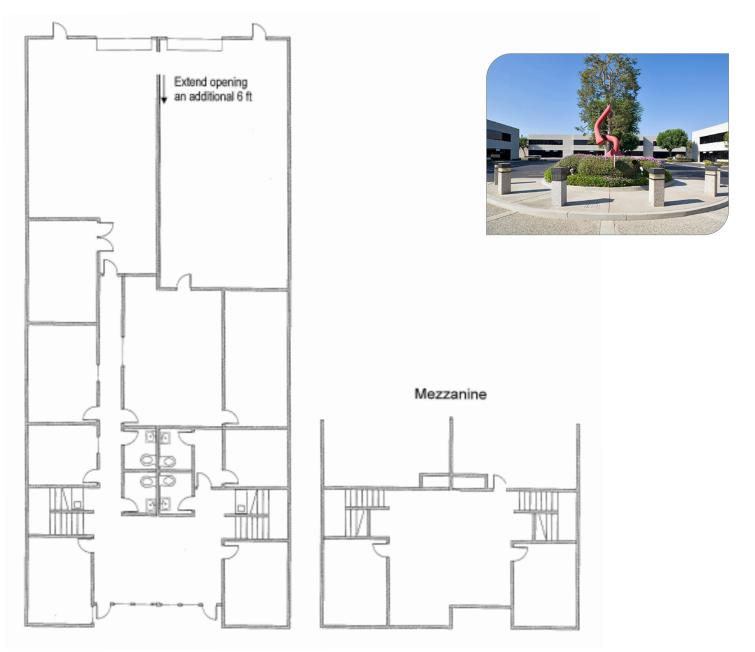
All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.

Whittier Ave. SITE 57 W. Lambert Rd Imperial Hwy 90 Brea Blud. 1 S Harbor (39)

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FLOOR PLAN





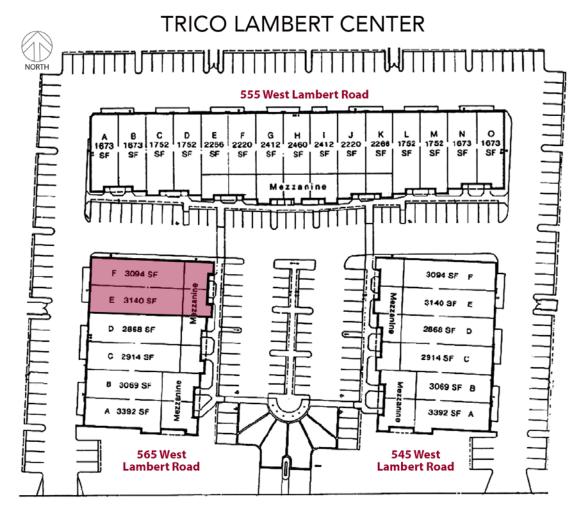
Lee & Associates Commercial Real Estate Services - Orange, Inc. DRE# 01011260 714-647-9100 |LEEORANGE.COM Mark Hintergardt, ccım Principal 714.564.7168 mhintergardt@lee-associates.com DRE #00865136

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W. LAMBERT ROAD





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