## 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

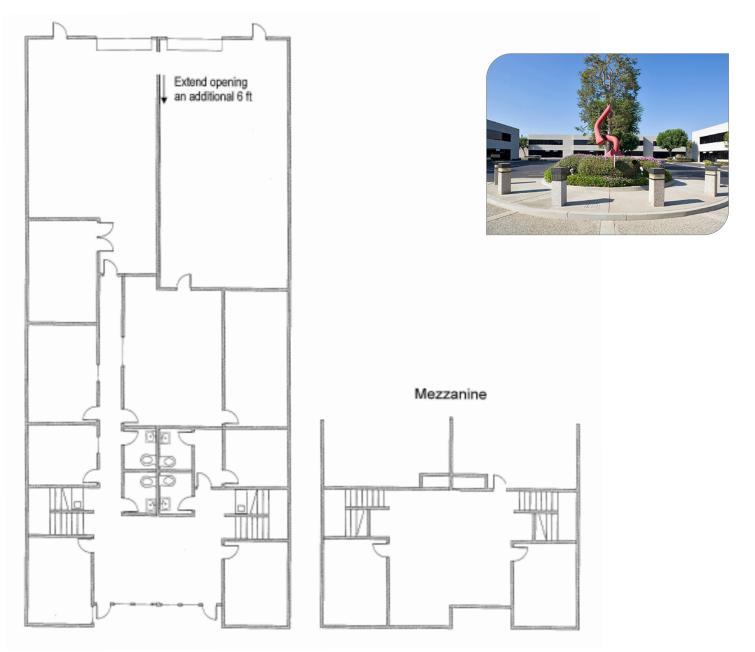
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Whittier Ave. SITE 57 W. Lambert Rd Imperial Hwy 90 Brea Blud. 1 S Harbor (39)

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#### ±6,234 SF Trico Lambert Center

#### **FLOOR PLAN**





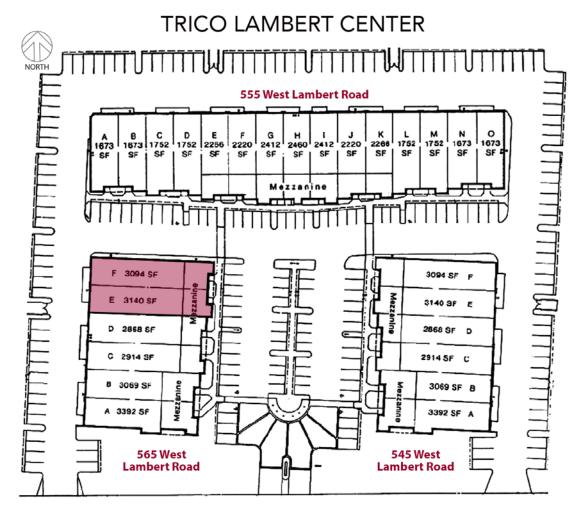
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±6,234 SF Trico Lambert Center



W. LAMBERT ROAD





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