

FOR LEASE

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

±6,234 SF

Trico Lambert
Center

Divisible to 3,140 SF or 3,094 SF

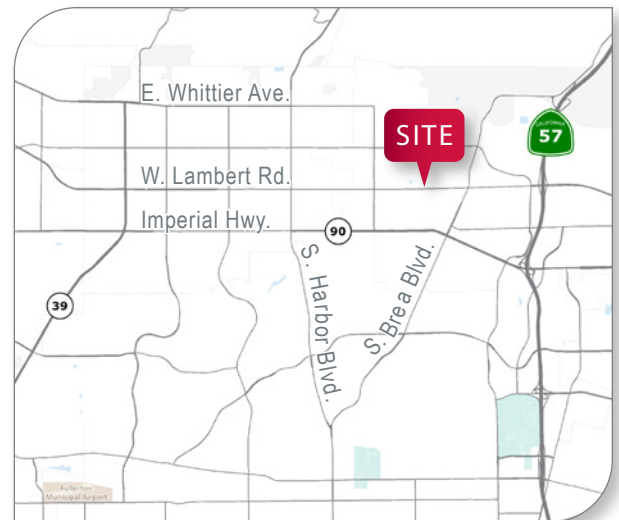


PROPERTY HIGHLIGHTS

- ±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

Divisible to:
3,140 SF, Suite E
or
3,094 SF, Suite F



Lee & Associates Commercial
Real Estate Services - Orange, Inc.
DRE# 01011260
714-647-9100 | LEEORANGE.COM

Mark Hintergardt, ccim
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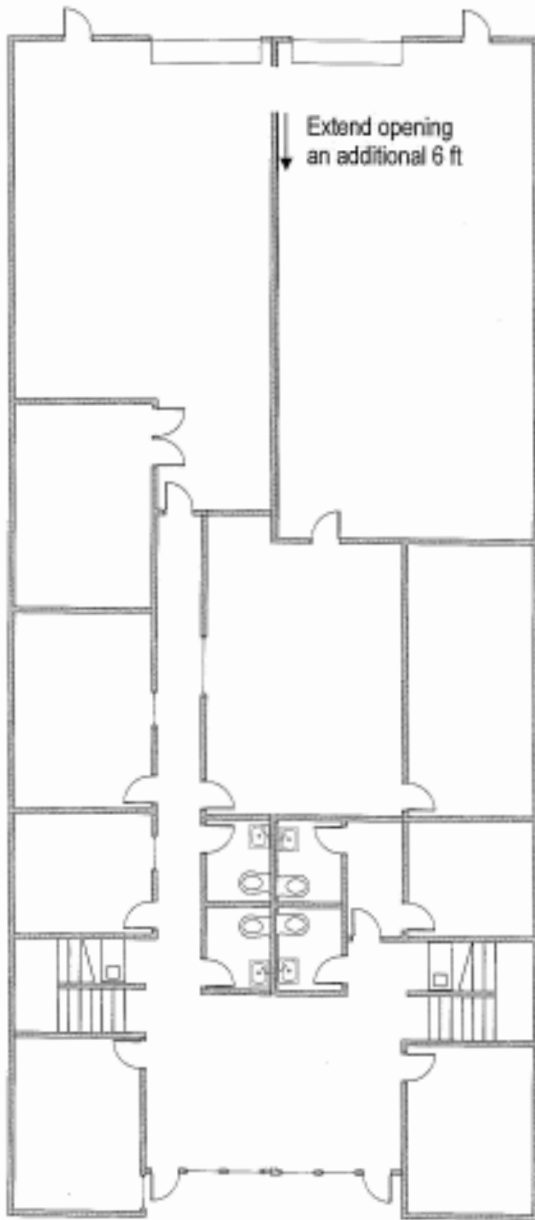
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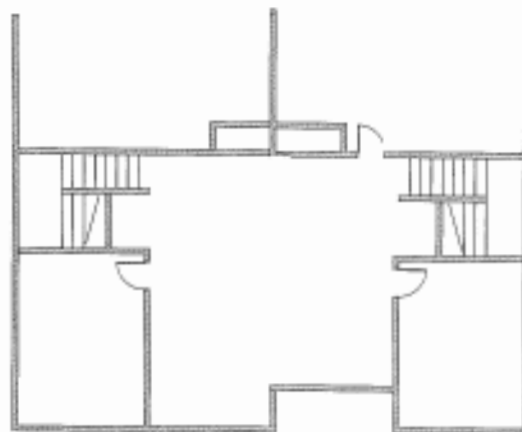
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FLOOR PLAN



Mezzanine



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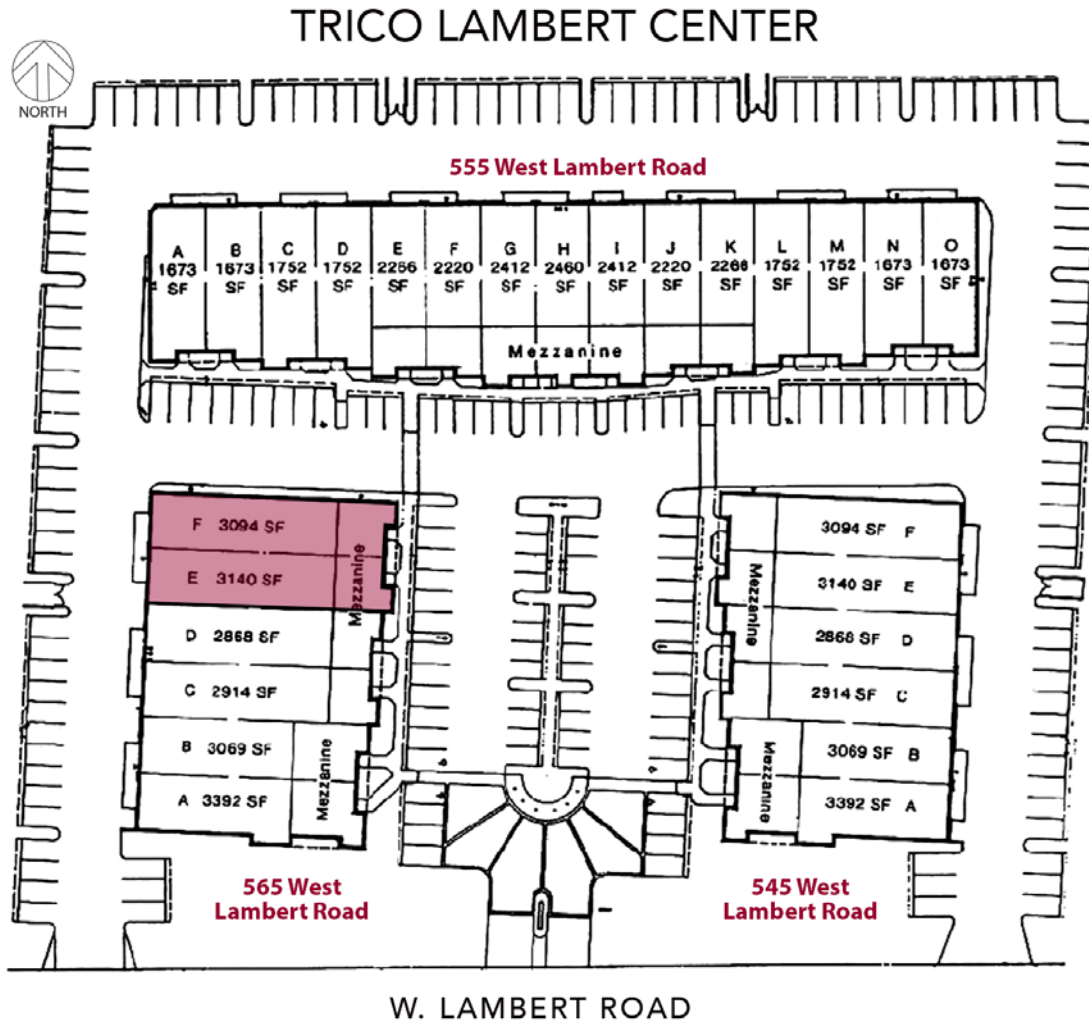
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