

# ±4,500 SF FOR LEASE OFFICE/WAREHOUSE

2675 SATURN STREET, BREA CALIFORNIA



## BUILDING FEATURES

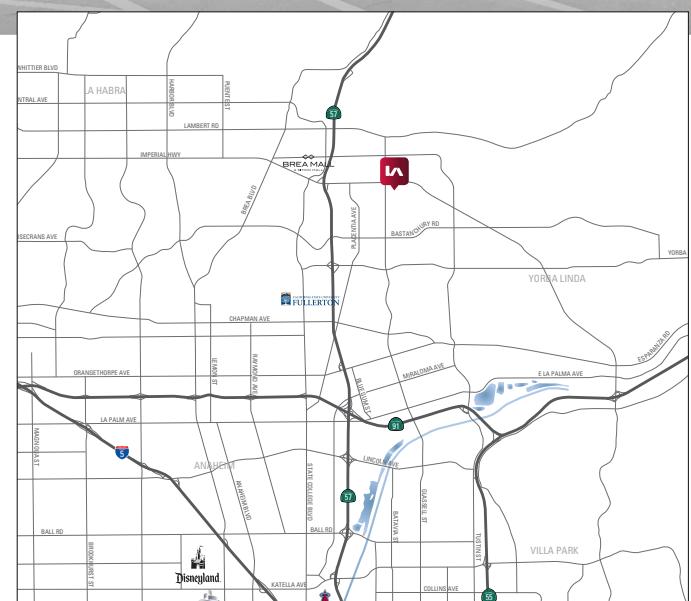
- » \$1.65/SF PER MONTH
- » Approx. 70% Office / 30% Warehouse
- » Large Bullpen Open Area
- » Large Conference Room
- » Large Private Office
- » Full Kitchen
- » Large Breakroom
- » 300 Amps of Power
- » (2) GL Overhead Loading Doors
- » (2) ADA Compliant Restrooms
- » Est. \$0.18/sf/mo. OpEx
- » Call to Show

## CONTACT



### JOHN GESSFORD

Senior Vice President/Principal  
949.278.6645 (Cell)  
jgessford@lee-associates.com  
DRE #: 01137479



DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you as best estimates without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors, affiliates and owners) make no warranty or representation regarding the information, including but not limited to the environmental condition, square footage, zoning the property, or transaction. You and your attorneys, advisors and professional consultants should conduct your own investigation of the property and transaction.

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

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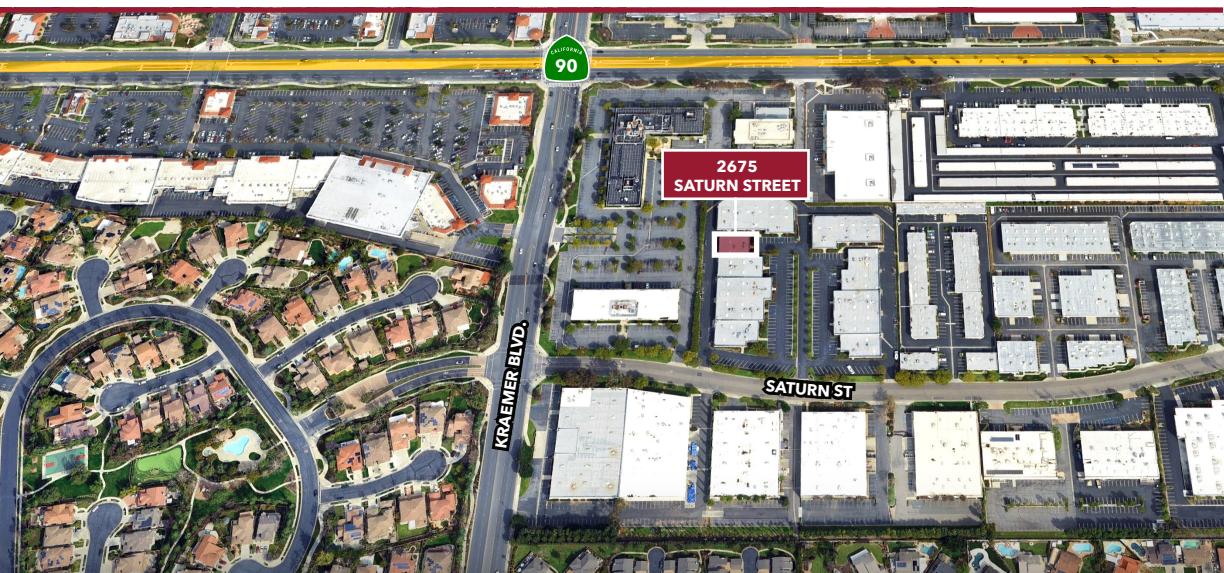
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## FLOOR PLAN



Not to Scale

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