

1425 MOONSTONE ST, BREA

±45,560 SF FREESTANDING BUILDING - FOR SALE



Play Drone
Video

Luke Hudson

Principal | Lee & Associates - Orange

C: 714.614.2522

lhudson@lee-associates.com

DRE# 01870037

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



HIGHLIGHTS

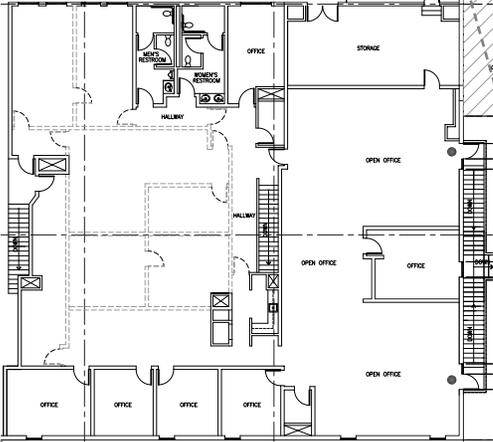
- Oversized Parcel - 2.99 Acres/130,244 SF
- 45,560 SF
- 5,849 SF Office Space (First Floor)
- Second Floor Office is Bonus (not included in square footage)
- 2,500 Amps of 277/480 Volt Power
- Four (4) GL Loading Doors
- 22' Clear Height
- Large Secured Fenced Yard
- Six (6) Restrooms
- 5 Ton Crane Service
- Fire Sprinklered

UPSIDE

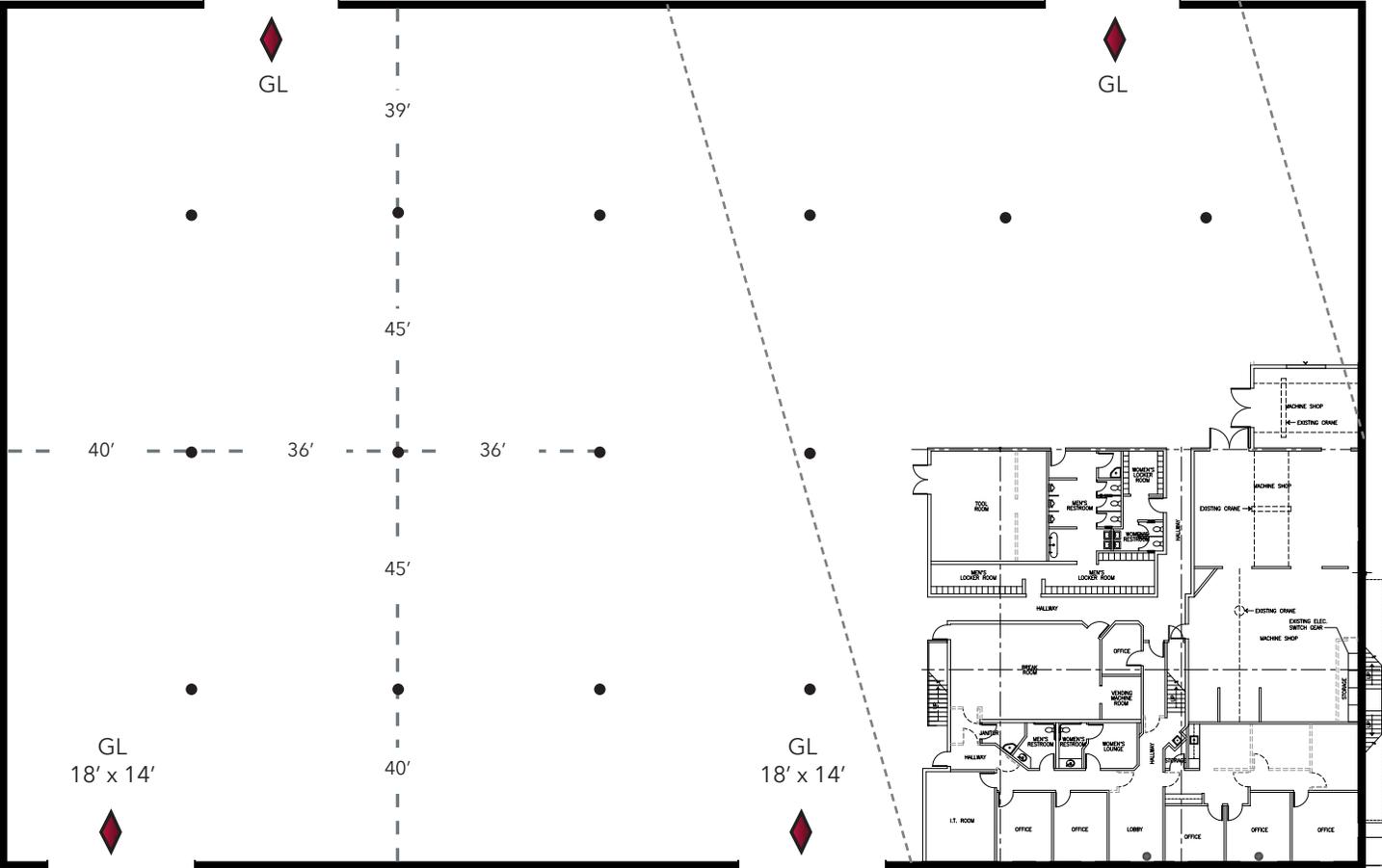
1. ±7,607 SF Bonus Second Story Office (not included in the square footage).
2. Potential to add 2-3 dock high positions. Click below for Conceptual Plans:
[Option 1](#) [Option 2](#)
3. Potential to add up to 9,700 SF on the Northerly side of the property.
4. Bonus 11,715 SF metal warehouse along Northerly and Easterly perimeter of building.
*The 11,715 SF area includes areas #3 and #4.

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

FLOOR PLAN



2ND FLOOR



Not to Scale

1425 MOONSTONE ST, BREA

±45,560 SF FREESTANDING BUILDING - FOR SALE



Luke Hudson

Principal | Lee & Associates - Orange

C: 714.614.2522

lhudson@lee-associates.com

DRE# 01870037

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES