

FOR SALE

339 N Berry, Brea, CA 92821

LOCATED IN

GUTHRIE LAMBERT BUSINESS CENTER



PROPERTY HIGHLIGHTS:

- ±3,652 SF industrial condominium in the well-maintained Guthrie Lambert Business Center
- Includes approximately ±865 SF of warehouse space
- Ideal for light industrial, warehouse, distribution, or business service uses.
- Located in desirable Brea, CA (North Orange County)
- Excellent access to the 57, 91, and 5 Freeways
- Strong connectivity to Orange County and Greater Los Angeles
- Functional layout suitable for owner-users
- Located in a professional and established business park

Listed Price: \$1,560,000



1221 S Hacienda Blvd, Hacienda Heights, CA 91745

Broker does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of property by seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professional. Photos may have been altered and/or enhanced. Each Office Independently Owned and Operated.



Kuan Sung

Broker Owner

DRE# 00970799

Cell 626-469-7596

ep2cre@gmail.com



PROPERTY TYPE: Flex/Light Manufacturing

BUILT YEAR: 2007

Total: ±3652 sq. ft

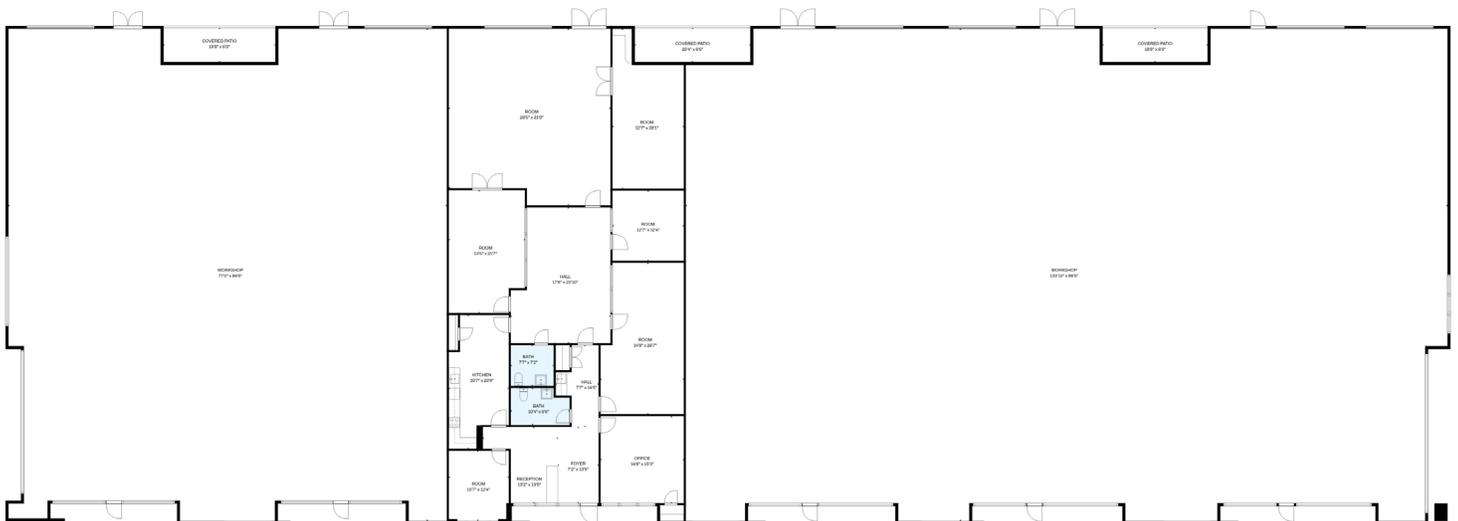
Floor: 1 Floor

Building Class: B Class

EXCLUDED AREAS: COVERED PATIO: 351 sq. ft | WALLS: 380 sq. ft

WORKSHOP: 17266 sq. ft | Warehouse: 865 sq. ft

FLOOR PLAN:



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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