

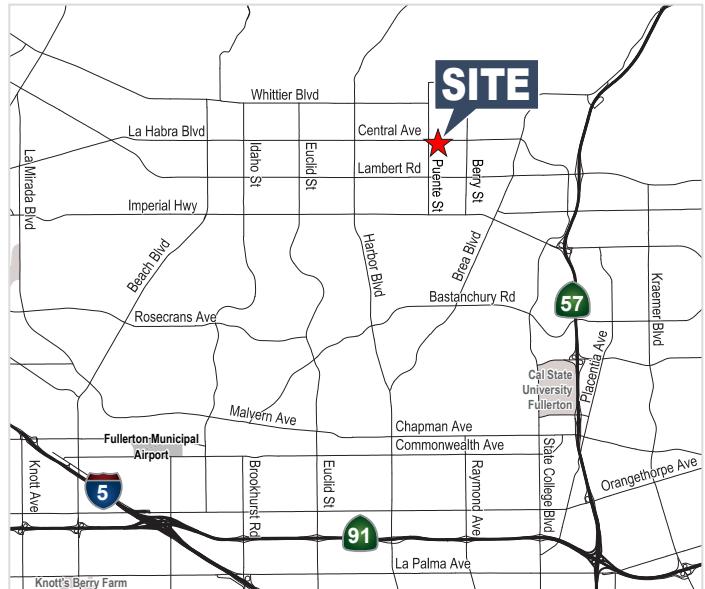
FOR SALE ±6,003 SF INDUSTRIAL UNIT FOR SALE

1050 W. Central Ave., Unit C, Brea, CA



Property Features

- ±6,003 Sq. Ft. Industrial
 - ±1,753 Sq. Ft. Office
 - ±4,250 Sq. Ft. Warehouse
- Fully Refurbished Property
- 19' Warehouse Clearance
- Fire Sprinklers Throughout
- One (1) Oversized 14' X 14' Ground Level Door (electric opener)
- Central Avenue Frontage
- Drive Around Building with Excellent Loading Capabilities
- Functional Office Layout with Natural Light
- 200 Amps of 120/208 Volt Power (Verify)
- 12 Parking Stalls (2:1 Parking - In Common)
- Abundant Skylights, LED Warehouse Lighting and Upgraded Flooring
- Remote Controlled Security System in Place
- Excellent Access to the 57 Freeway
- Close Access to Numerous Restaurant and Retail Amenities



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REAL ESTATE SERVICES

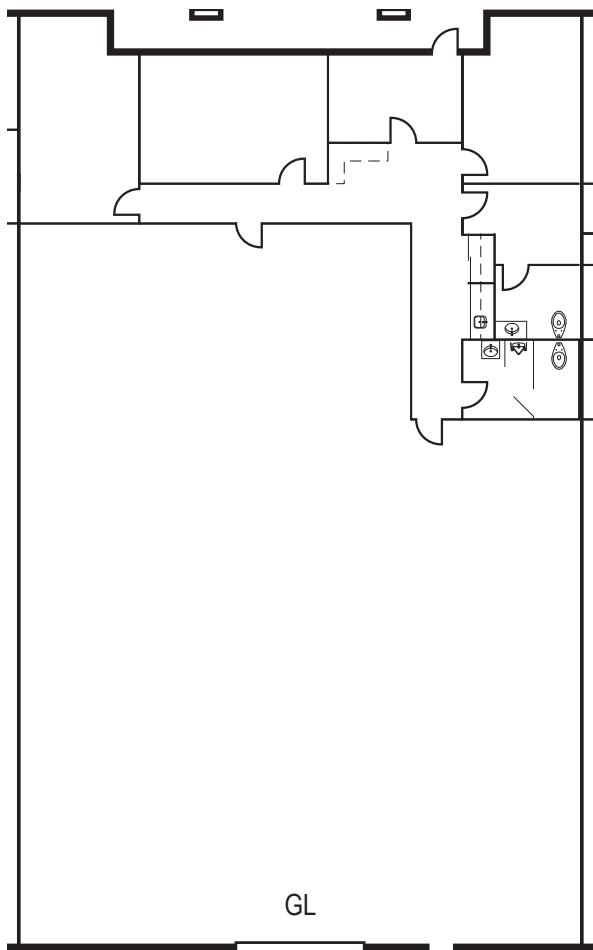


**HEFNER
VERNICK
TEAM**

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SITE PLAN



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