

INDUSTRIAL/COMMERCIAL CONDO FOR SALE OR LEASE

City of Brea

±6,006 SF

549 MERCURY LANE, BREA, CA 92821



IDEAL OWNER-USER OPPORTUNITY COMMERCIAL AND LIGHT INDUSTRIAL USE

HIGHLIGHTS

- ±6,006 SF Total Availability, Divisible to ±4,700 SF
- Divisible to Two (2) Units
- 14' Clear Height
- Two (2) Ground-Level Doors
- Quiet, Well Maintained Business Park
- Adjacent to Downtown Brea with Many Retail Amenities
- Access to 57 Freeway via Imperial Highway

PRICING SUMMARY

- Asking Sales Price: \$2,000,000
- Asking Lease Rate: \$1.45/SF MG



BUILDING SIZE

±6,006 SF



CLOSE PROXIMITY

DOWNTOWN BREA



JUSTIN CHIANG

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MICHAEL TRUONG

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LEE & ASSOCIATES - City of Industry
13181 Crossroads Pkwy N Suite 300
City of Industry, CA 91746
562-699-7500

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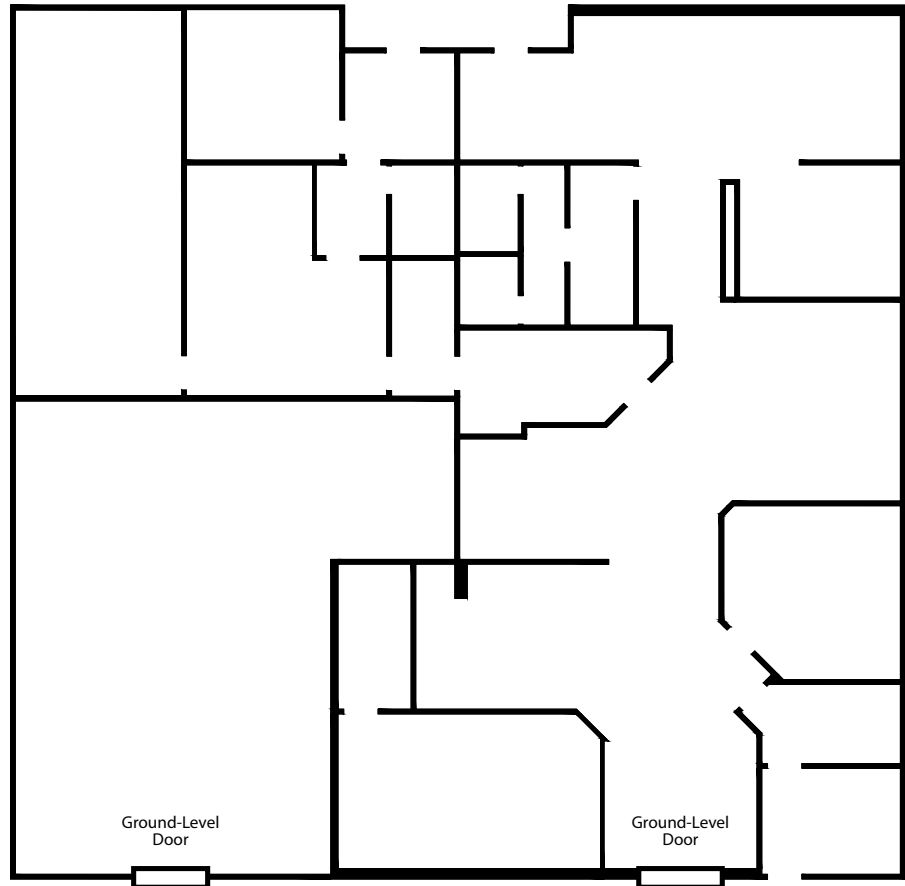
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PROPERTY SITE PLAN

*NOT TO SCALE/ NOT EXACT



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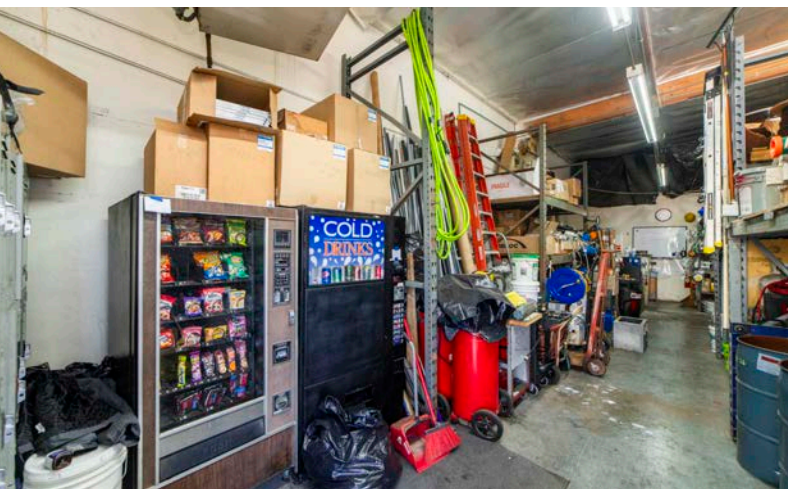
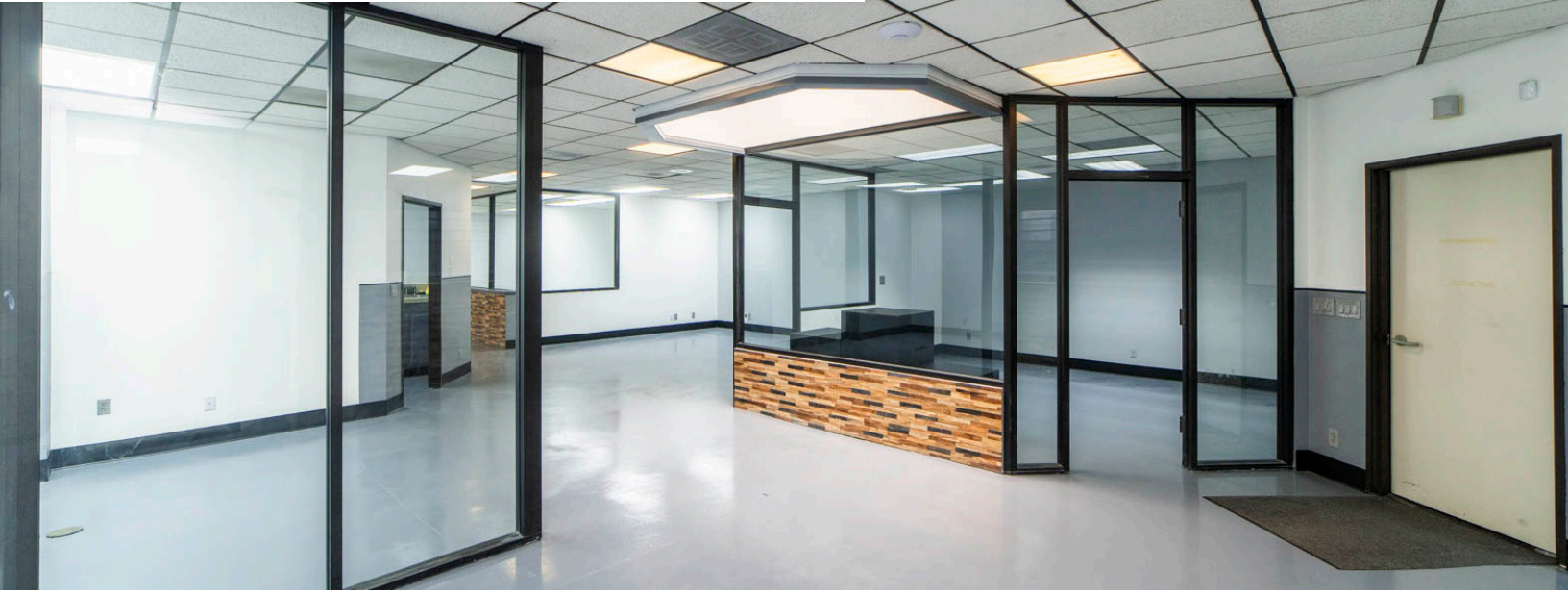
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