

# 521 MERCURY LANE BREA, CA 92821

INDUSTRIAL UNIT

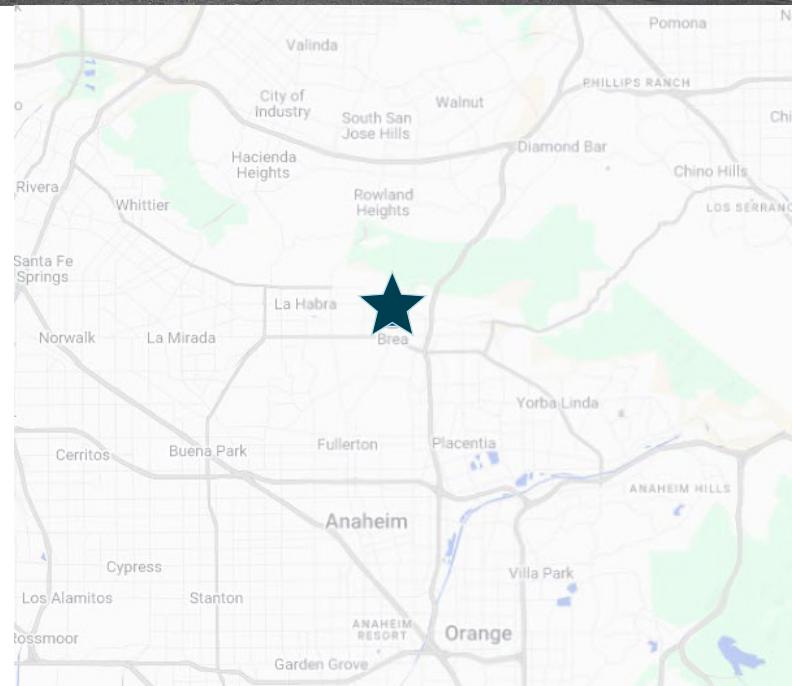
+6,000 SF

FOR SALE



## PROPERTY FEATURES

- ▶ ±6,000 SF industrial unit
- ▶ ±4,000 SF high image office area (can be removed to accommodate)
- ▶ Bonus mezzanine storage area
- ▶ 15' clear height
- ▶ Two (2) grade level doors (10'x12')
- ▶ 400 amps, 240 volts (verify)
- ▶ C-M commercial industrial zoning
- ▶ Professional Imperial West Business Center
- ▶ Convenient access to 57 Freeway and Imperial Hwy



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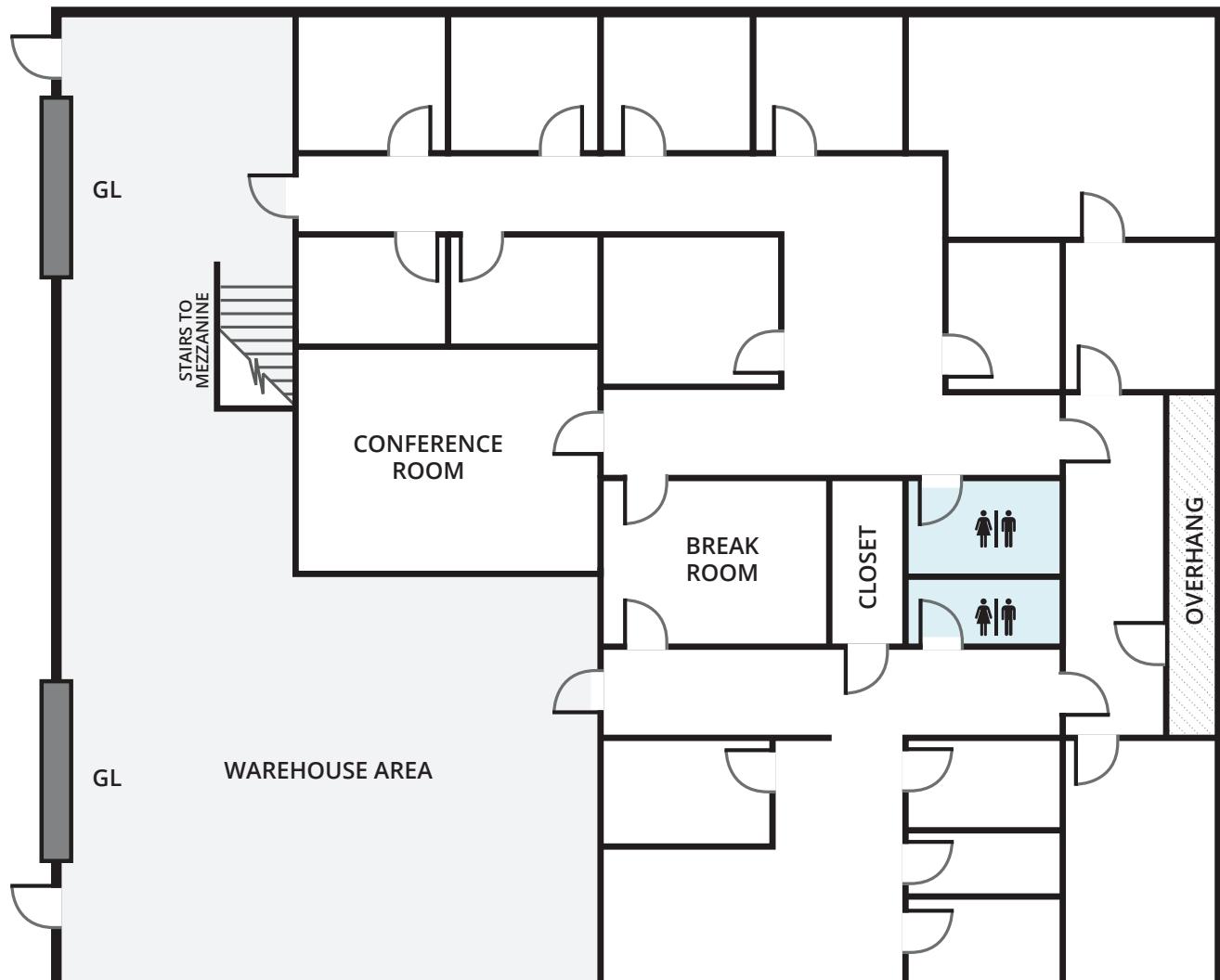
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