

# 1425 MOONSTONE ST, BREA

±45,560 SF FREESTANDING BUILDING - FOR SALE



Play Drone  
Video

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 **LEE &  
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COMMERCIAL REAL ESTATE SERVICES





# HIGHLIGHTS

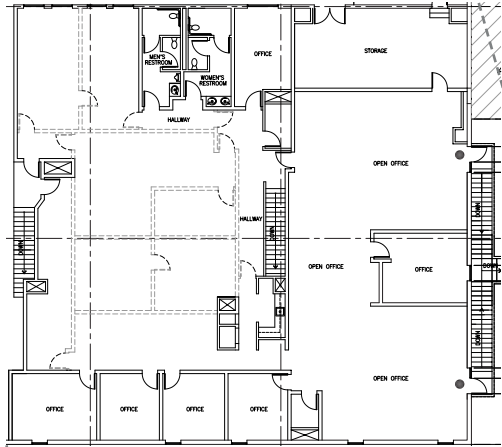
- Oversized Parcel - 2.99 Acres/130,244 SF
- 45,560 SF
- 5,849 SF Office Space (First Floor)
- Second Floor Office is Bonus (not included in square footage)
- 2,500 Amps of 277/480 Volt Power
- Four (4) GL Loading Doors
- 22' Clear Height
- Large Secured Fenced Yard
- Six (6) Restrooms
- 5 Ton Crane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

# UPSIDE

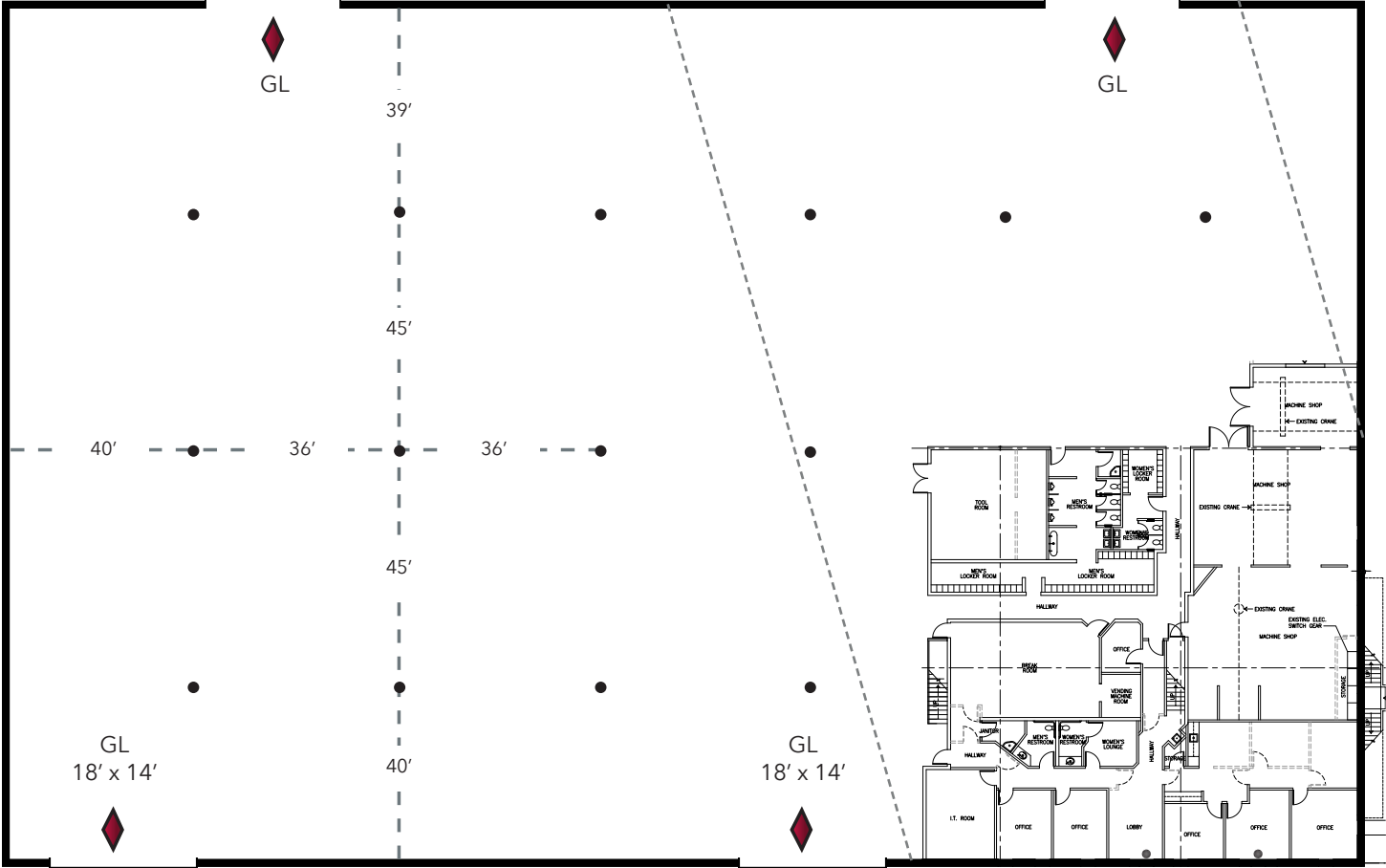
1. ±7,607 SF Bonus Second Story Office (can be permitted at Buyer's cost). An approximate value of \$2.8 million.
2. Approximately 13,680 SF can be paved and used. It is currently an abandoned rail on Northerly side of parcel.
3. Potential to add 2-3 dock high positions. Click below for Conceptual Plans:  
[Option 1](#) [Option 2](#)
4. Potential to add up to 9,700 SF on the Northerly side of the property.
5. Bonus 11,715 SF metal warehouse along Northerly and Easterly perimeter of building.

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



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