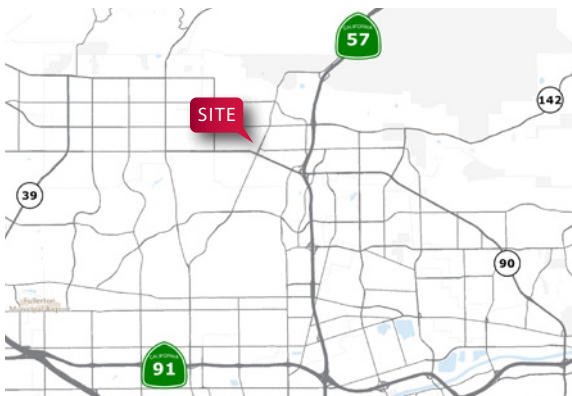




FOR SALE

±6,006 SF INDUSTRIAL /
COMMERCIAL CONDO

505 Mercury Lane
Suite A & B
Brea, California 92821



Presented by:



Tom Grant
PRINCIPAL
714-564-7139
tgrant@lee-associates.com
CA DRE #01369719

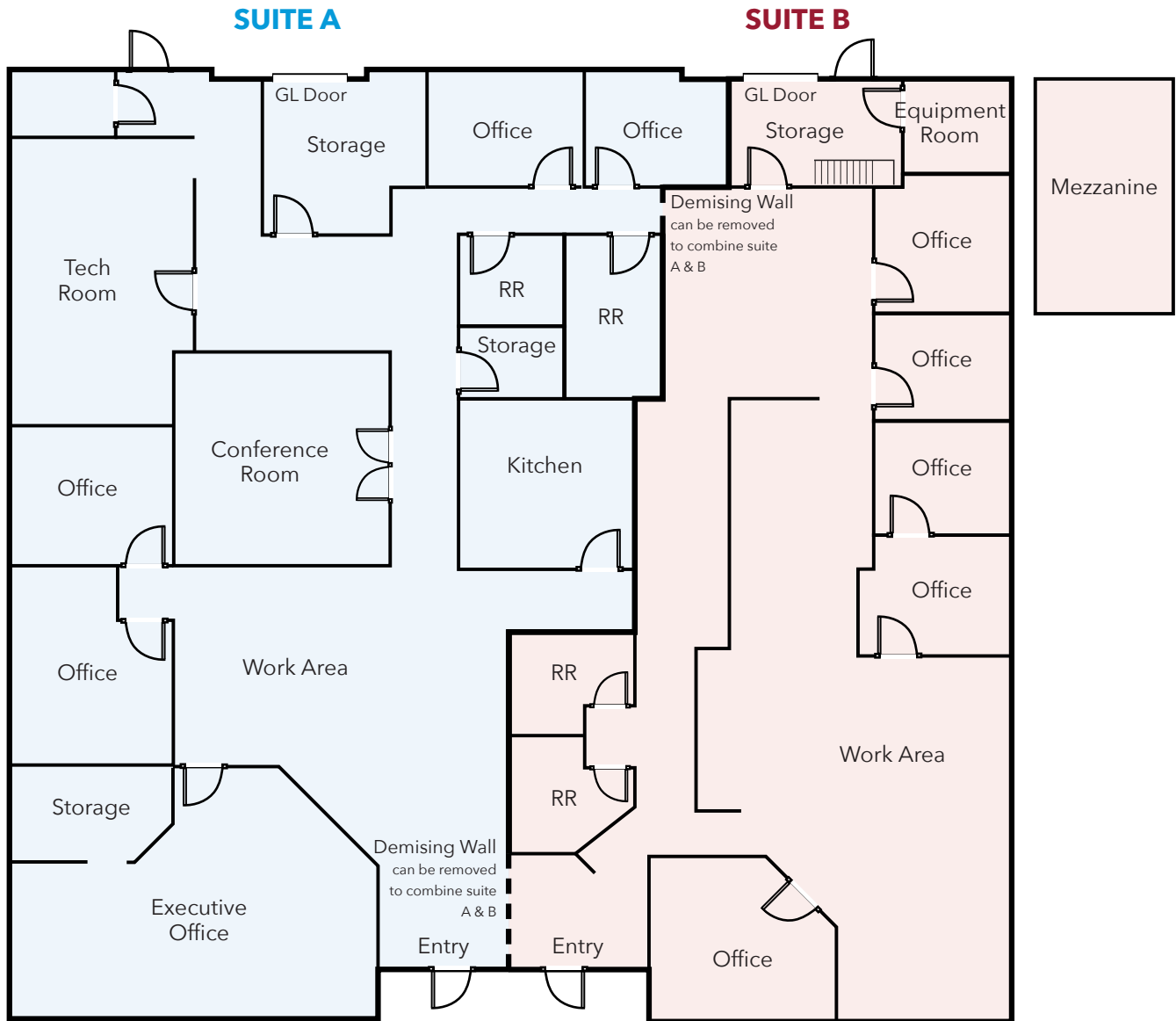
PROPERTY HIGHLIGHTS

- ±6,006 SF Industrial / Commercial Condo on ±16,000 SF Site
- Divisible to Two (2) Units
- Two (2) Ground Level Doors
- Bonus Mezzanine Storage
- Roof Replacement 2023
- Well Maintained Business Park (Pet Friendly)
- Zoning: Industrial Commercial (C-M)
- Adjacent to downtown Brea with many retail amenities

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FLOOR PLAN

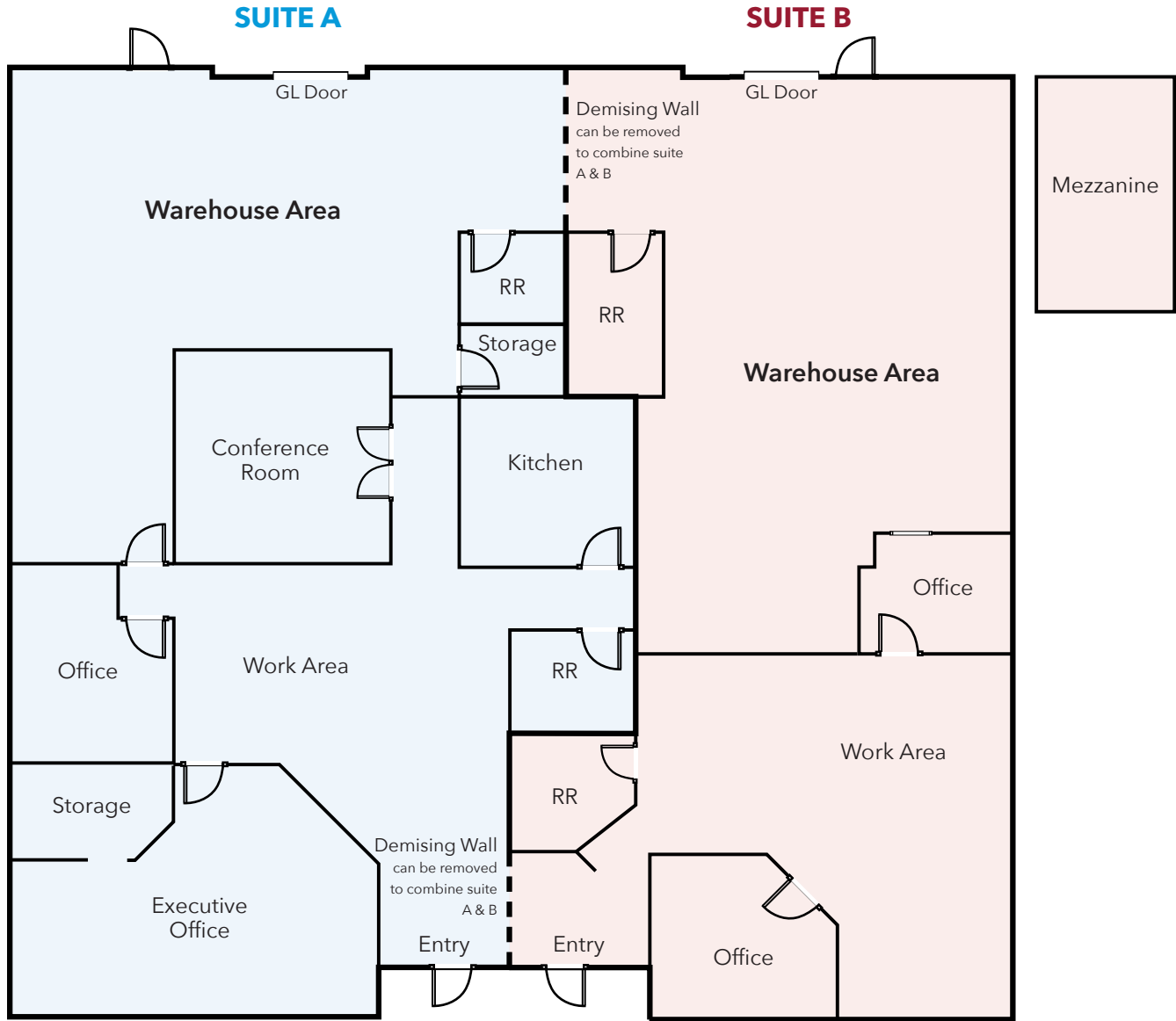


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CONCEPTUAL FLOOR PLAN WITH WAREHOUSE



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