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

- + \pm 6,006 SF Total Availability, Divisible to \pm 4,700 SF
- Divisible to Two (2) Units
- 16' 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





CLOSE PROXIMITY DOWNTOWN BREA

LEE & ASSOCIATES

JUSTIN CHIANG Vice President | Lic. ID # 01903437 jchiang@lee-associates.com 626.701.2401 MICHAEL TRUONG The Hillcrest Team michaeltruong12@gmail.com 909-990-8855

LEE & ASSOCIATES - City of Industry

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

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is subject to arrors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

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PROPERTY SITE PLAN *NOT TO SCALE/ NOT EXACT







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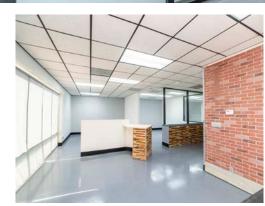
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