

# 1545 MOONSTONE ST, BREA

±32,842 SF FREESTANDING BUILDING - **FOR SALE**

**LEASED INVESTMENT**



**Luke Hudson**

Principal | Lee & Associates - Orange

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DRE# 01870037

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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## Highlights

- **±32,842 SF SF Freestanding Industrial Building**
- **±79,397 SF Parcel / 1.82 Acres**
- **Large Concrete Yard / Approximately 21,150 SF**
- **±4,922 SF of Two Story Office (±2,402 SF of Second Floor)**
- **2.28:1 Parking Ratio/75 Parking Stalls**
- **2 Dock High Loading Doors**
- **1 Ground Level Loading Doors**
- **24' Minimum Warehouse Clear Height**
- **1,200 Amps of 277/480 Volt Power**
- **.40/3,000 Fire Sprinkler System**
- **Convenient Access to the 57 & 91 Freeways**

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.



## Lease Abstract

<b>ADDRESS:</b>	1545 Moonstone St., Brea
<b>AREA:</b>	±32,842 SF
<b>TERM:</b>	62 months
<b>BASE RENTAL RATE:</b>	\$1.60 SF Gross
<b>COMMENCEMENT DATE:</b>	August 1, 2024
<b>LEASE EXPIRATION:</b>	September 30, 2029
<b>OPTION TO EXTEND:</b>	60 months @ FMV
<b>OPTION TO PURCHASE:</b>	N/A
<b>ANNUAL INCREASES:</b>	
09/1/25 - 07/31/26	\$55,831.40
08/1/26 - 07/31/27	\$57,785.50
08/1/27 - 07/31/28	\$59,807.99
08/1/28 - 09/30/29	\$61,901.27

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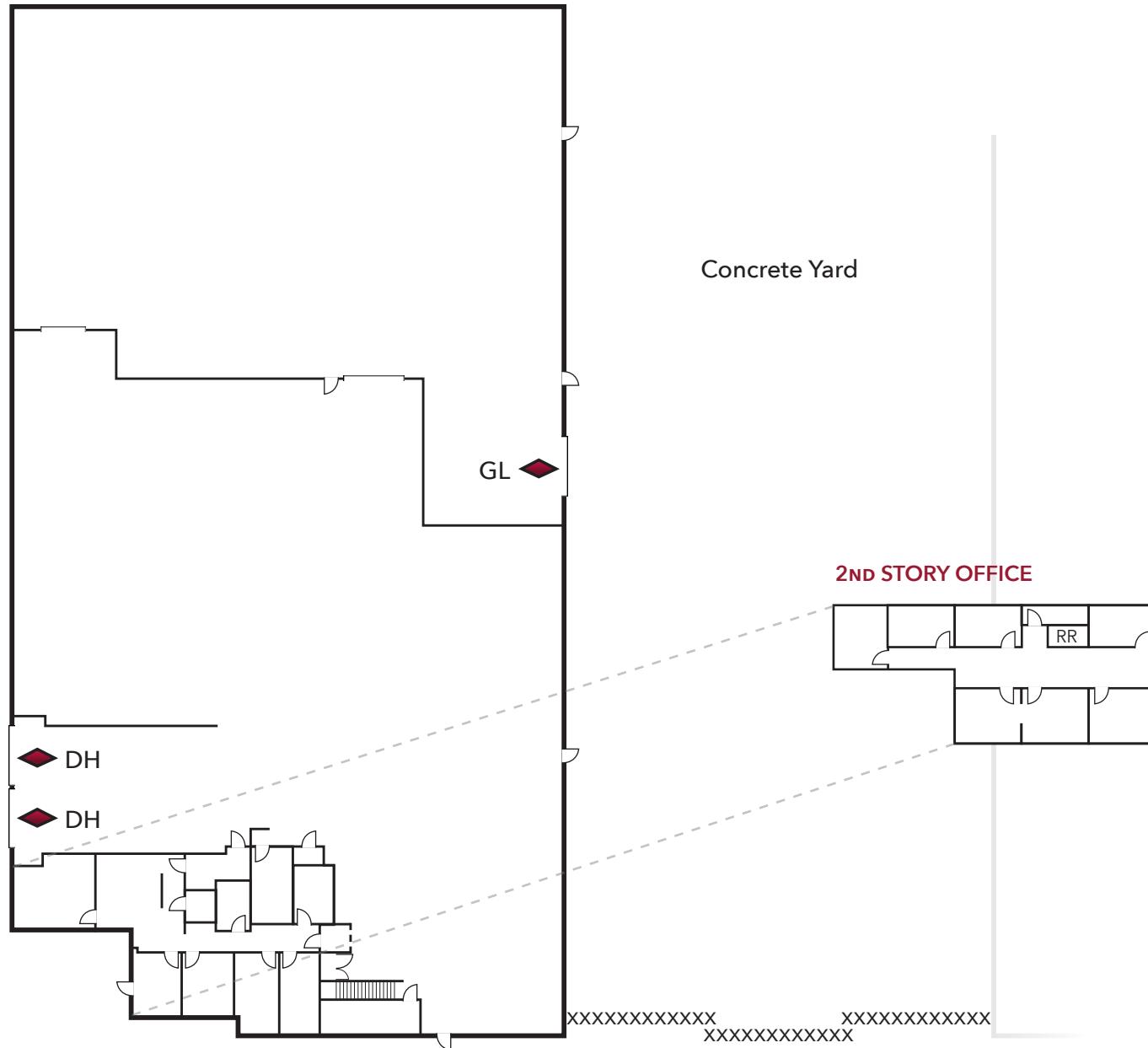
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# Floor Plan



Not to Scale

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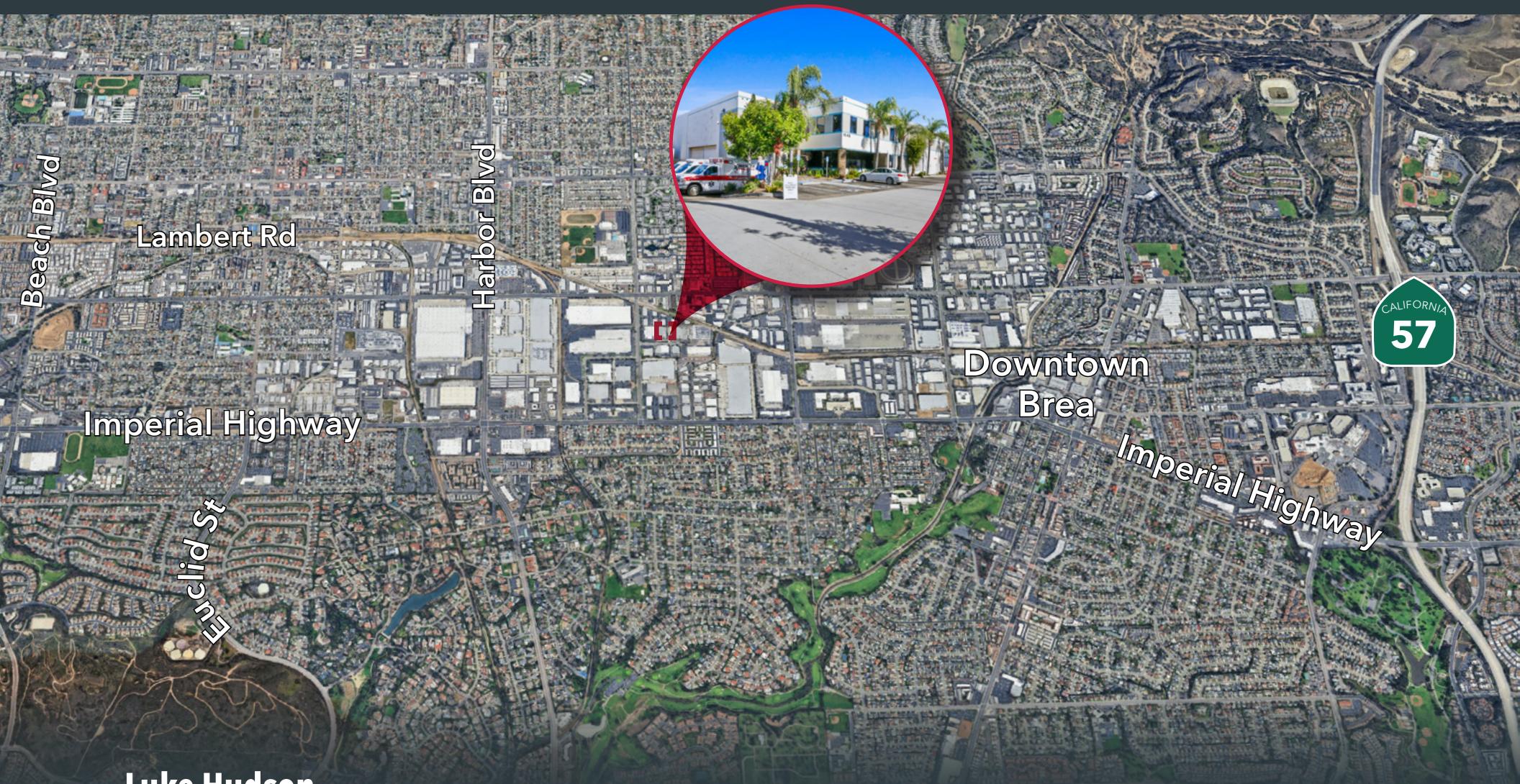
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