

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



Highlights

- $\pm 32,842$ SF SF Freestanding Industrial Building
- $\pm 79,397$ SF Parcel / 1.82 Acres
- Large Concrete Yard / Approximately 21,150 SF
- $\pm 4,922$ SF of Two Story Office ($\pm 2,402$ 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.

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Lease Abstract

ADDRESS: 1545 Moonstone St., Brea

AREA: ±32,842 SF

TERM: 62 months

BASE RENTAL RATE: \$1.60 SF Gross

COMMENCEMENT DATE: August 1, 2024

LEASE EXPIRATION: September 30, 2029

OPTION TO EXTEND: 60 months @ FMV

OPTION TO PURCHASE: N/A

ANNUAL INCREASES:

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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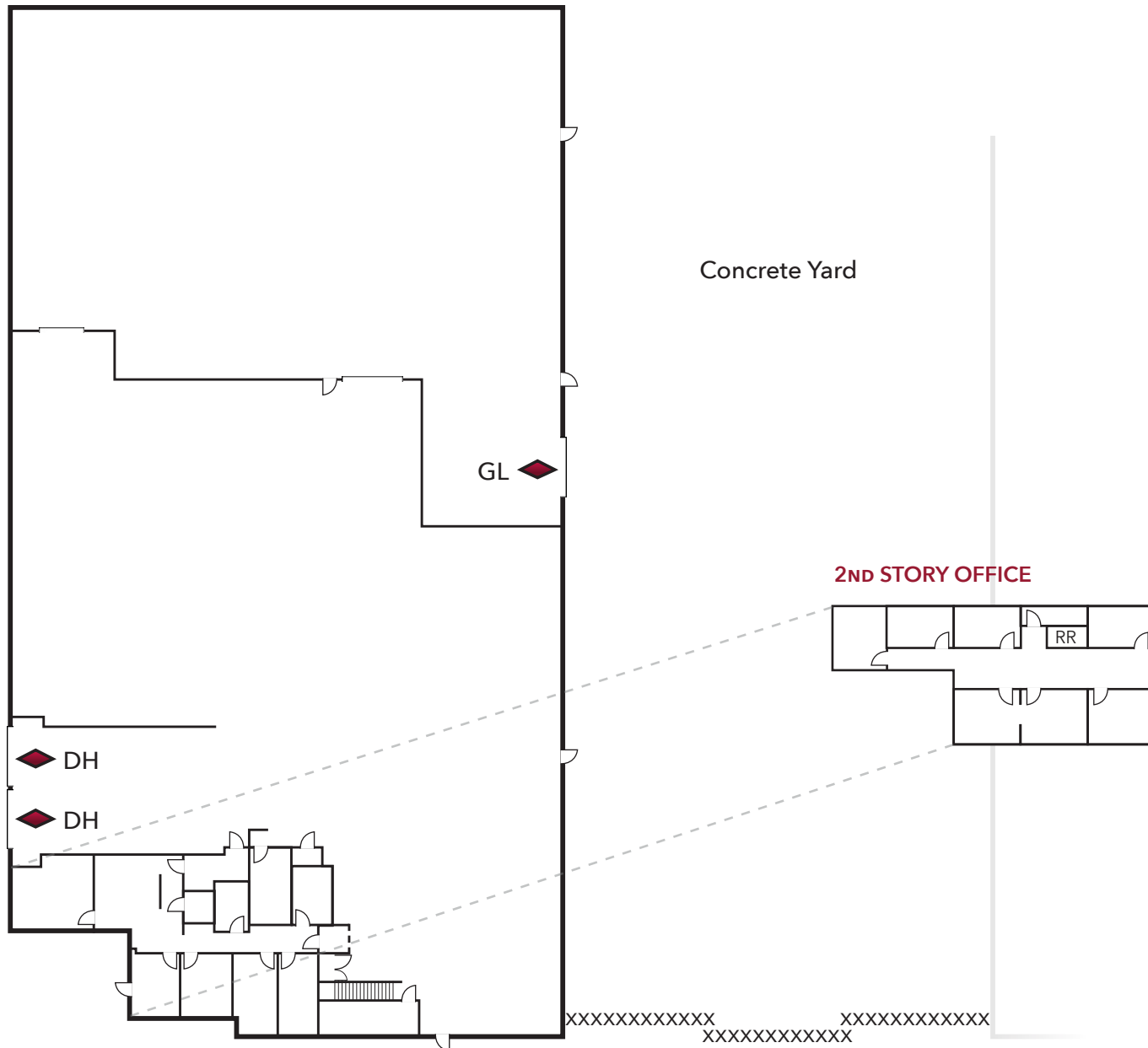
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Floor Plan



Not to Scale

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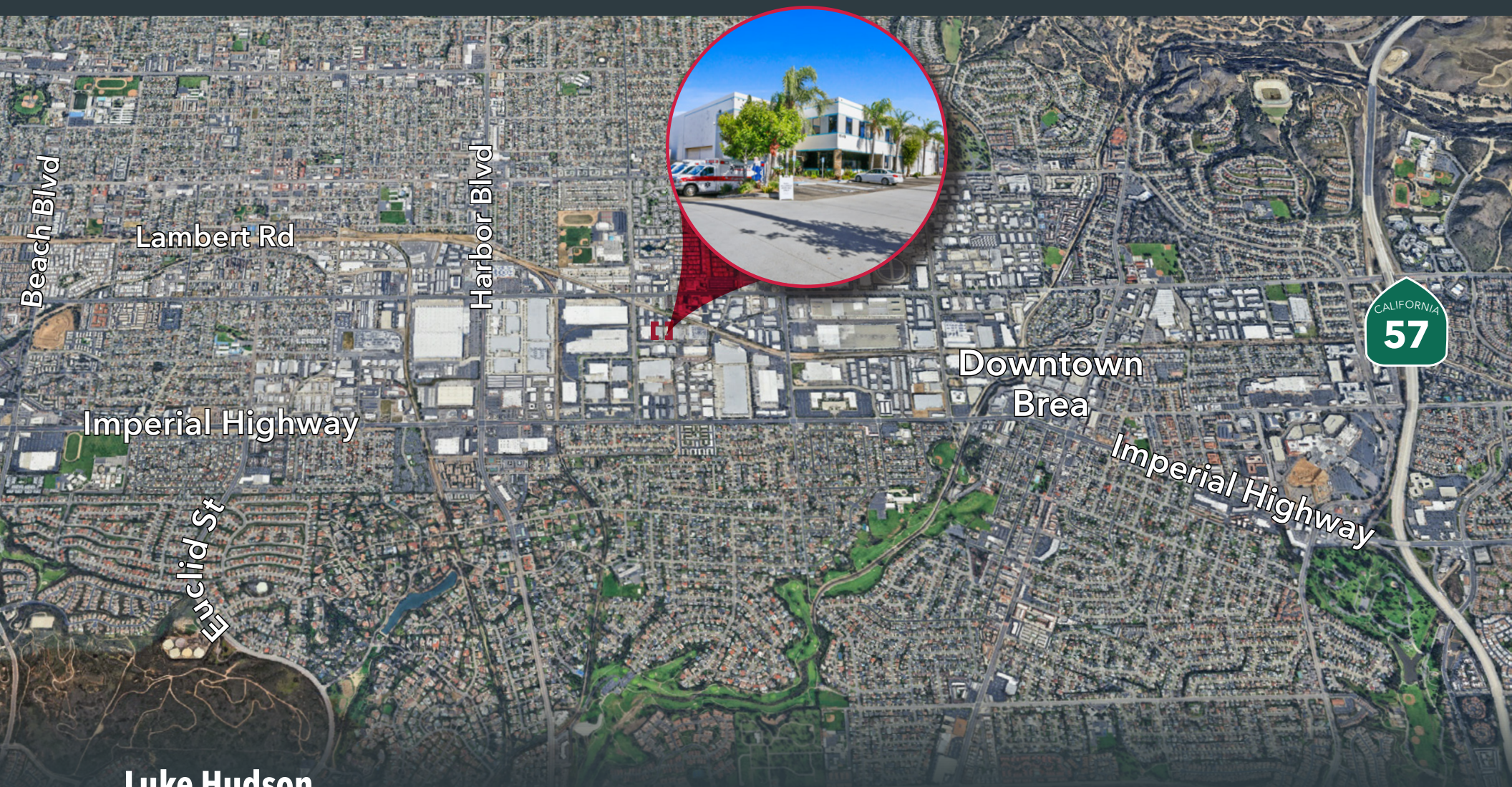
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