

FOR SALE ±6,003 SQ. FT.

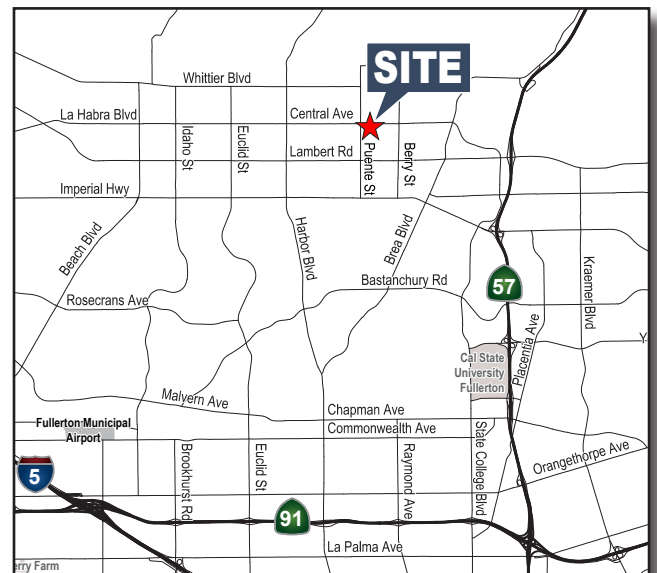
1050 W. Central Avenue, Unit A, Brea



MAJOR STREET FRONTAGE

Property Features

- ±6,003 Sq. Ft. Industrial
 - ±2,267 Sq. Ft. Office
 - ±3,736 Sq. Ft. Warehouse
- No Base Year CAM Fees
- 19' Warehouse Clearance
- Fully Fire Sprinklered
- One (1) Oversized 14' X 14' Ground Level Door
- Central Avenue Frontage
- 4 Private Offices
- Open Work Area
- 400 Amps of 120/208 Volt Power (Verify)
- 12 Parking Stalls (2:1 Parking - In Common)
- Abundant Skylights and Warehouse Lighting
- Part of Larger 30,000 Sq. Ft. Multi-Tenant Building
- Excellent access to the 57 Freeway



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Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

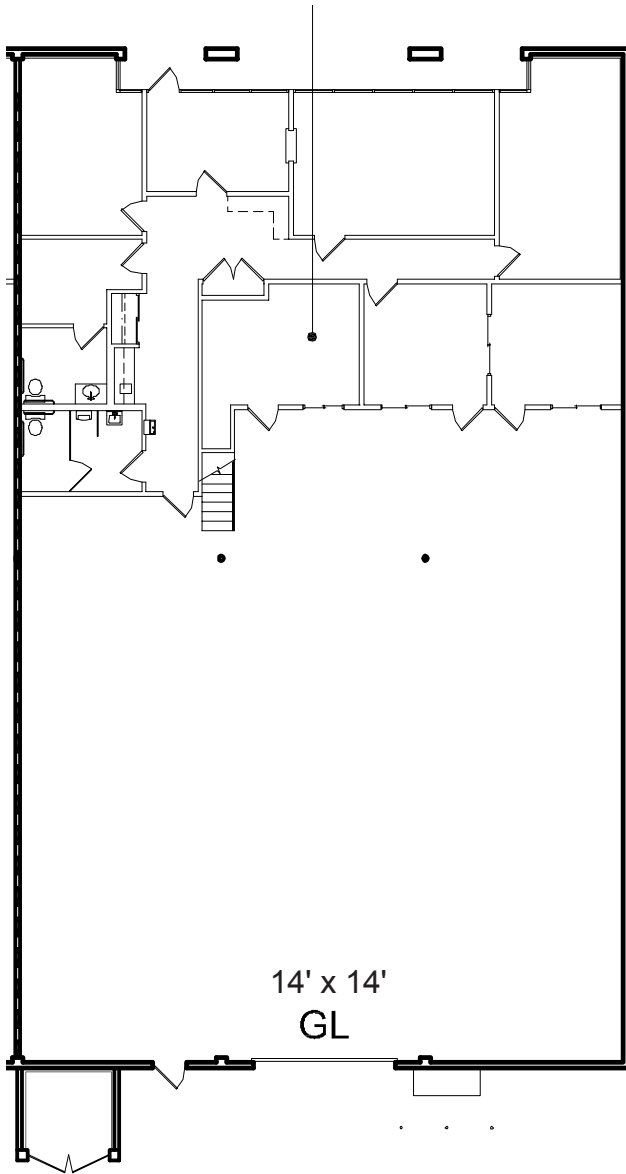
Another Quality Project By:

GUTHRIE
development

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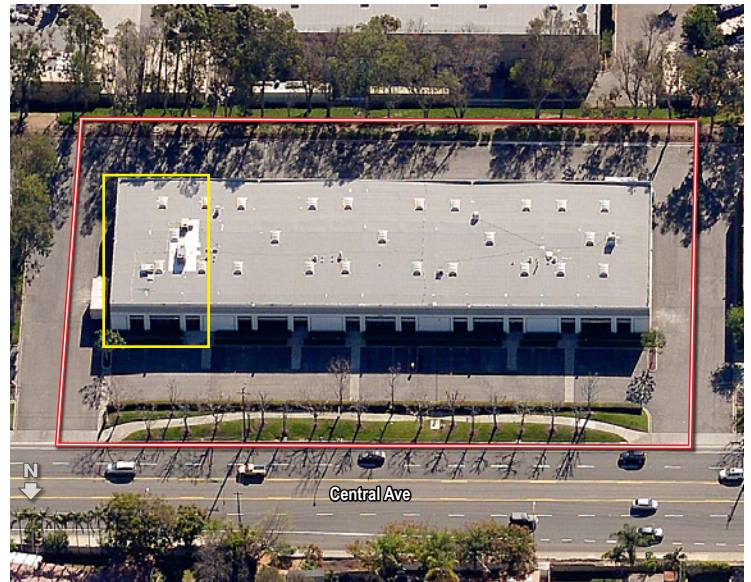
FLOOR PLAN



1050 W. CENTRAL AVENUE

Unit	Unit Sq. Ft.	Office Sq. Ft.	Loading Doors	Sale Price / PSF
A	6,003	2,267	1	TBD

AERIAL



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