

## EXCLUSIVE INDUSTRIAL OFFERING

**Paul Kott Realtors, Inc.**  
RETAIL • OFFICE • INDUSTRIAL • INVESTMENT

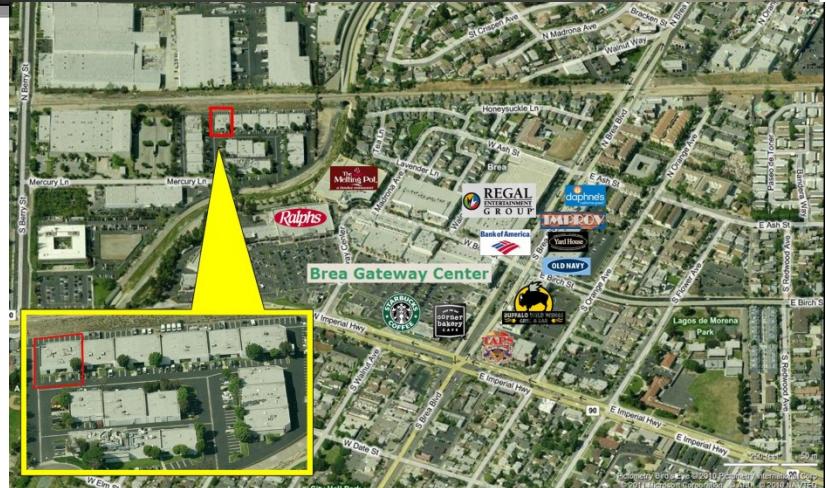
**CLOSED**

### BREA FLEX CONDO 533 Mercury Lane 17 Brea, CA



### INVESTMENT OPPORTUNITY

- ◆ PRICE: \$610,000
- ◆ GROSS SQUARE FEET: 5,345
- ◆ PRICE PER GROSS SQUARE FOOT: \$114.13
- ◆ RENTABLE SQUARE FEET: 5,345
- ◆ YEAR BUILT: 1979



### INVESTMENT HIGHLIGHTS

- ◆ Corner Flex Condo Unit with Semi Truck Access
- ◆ Seller Will Consider Leasing Portion of Building if Desired by Buyer
- ◆ Secured Business Park with Key Card Access After-Hours and Camera Monitored
- ◆ +/-2,500 Square Feet of Storage Mezzanine Available with 600 Amps of Power
- ◆ Conveniently Located Off Imperial Highway Adjacent to Downtown Brea and Brea Gateway Center
- ◆ Zoned C-M: Commercial Industrial Zone

Listed by:

**BRETT CERVANTES**

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