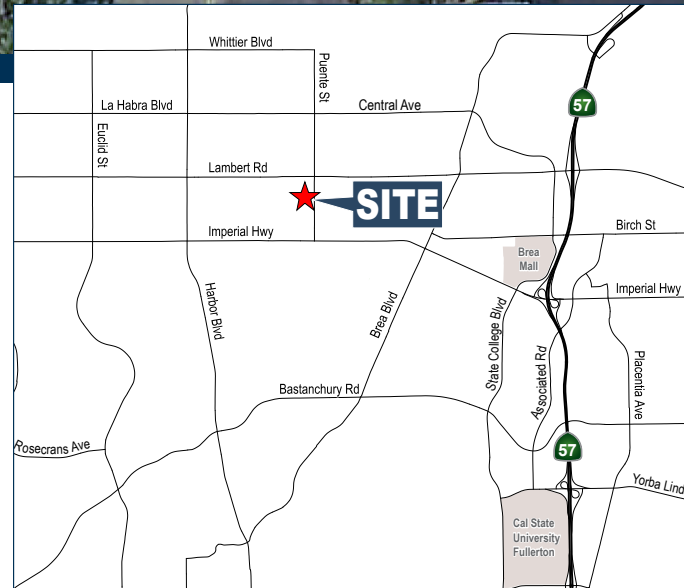
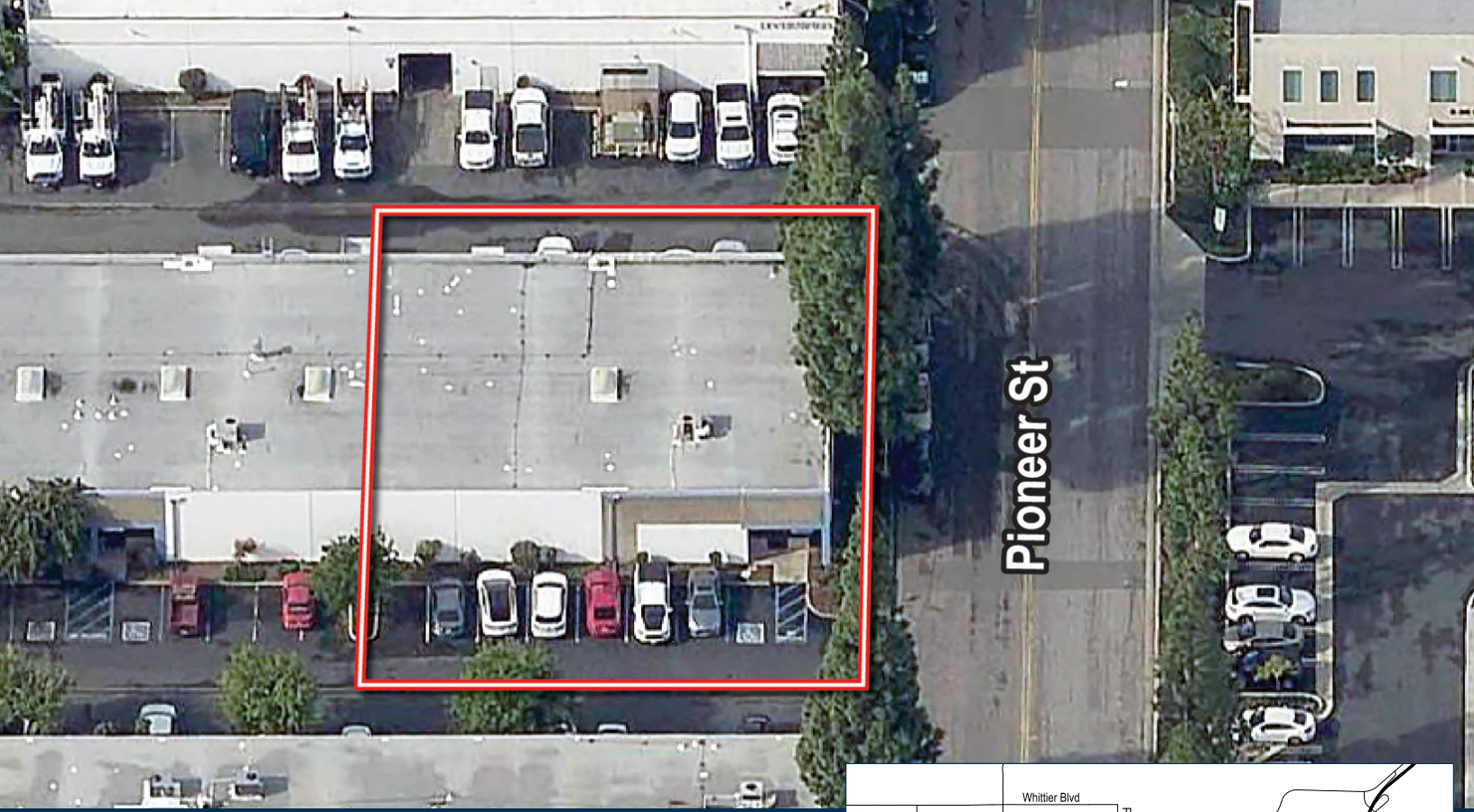


FOR LEASE

±7,175 SF
INDUSTRIAL UNIT

1240 PIONEER ST., SUITE A | BREA, CA



PROPERTY FEATURES

- ± 7,175 SF Industrial Unit
 - ± 1,250 SF of Office Space
 - ± 5,925 SF of Warehouse Space
- Fully Renovated
- 15' Warehouse Clearance
- 400 Amps (Verify)
- Two (2) Ground Level Doors
- Drive Around Unit
- Office & Warehouse Restrooms
- Fire Sprinklered
- Located within the West Brea Business Park
- Minutes to the Orange (57) and Riverside (91) Freeways

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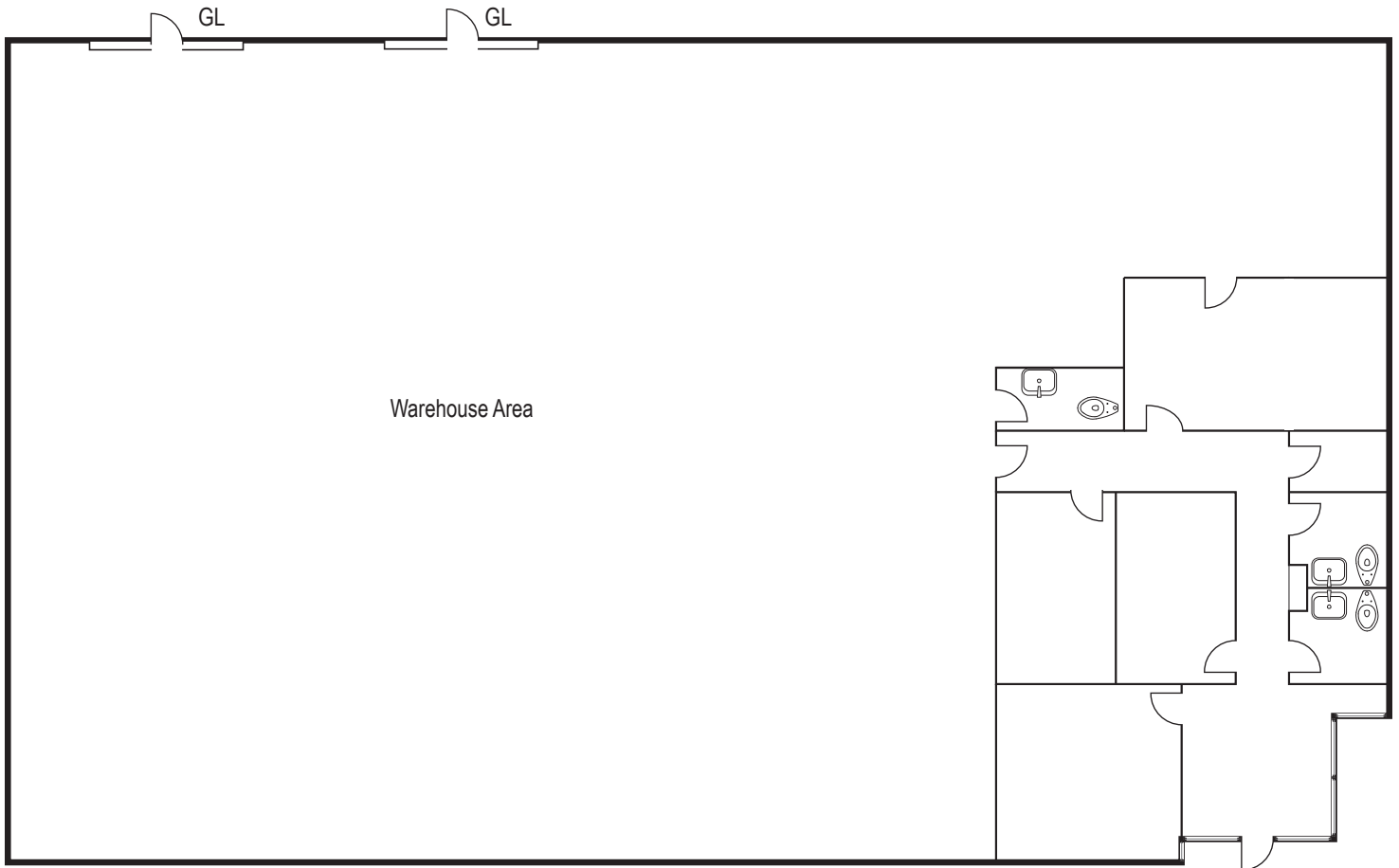
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FLOOR PLAN



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