

Industrial - Owner/User For Sale

Available SF: 2,720

Total Building SF: 2,720



Address: 618 Brea Canyon Rd, Unit I/J, Industry, CA 91789
Cross Streets: Brea Canyon and Lycoming
Park Name:

Rare Small Industrial Condo Available For Sale
2 Contiguous Units Available To Be Purchased Together
Approximately 2,720 SF Total
Currently Full Office Build-Out, But Can Be Demolished Back To Warehouse
600 SF Bonus Mezzanine Office (Not Included In Marketed Square Footage)

Lease Rate/SF:

Lease Rate/Month: \$0

Taxes: /Yr.

Lease Type:

Terms:

Possession: Close of Escrow

Price/SF: \$350,000

Sale Price: \$952,000

Available SF: 2,720

Roof Type: Laminated/GLU Wood Beam

Minimum SF: 2,720

Const Sts/Yr Blt: Existing 1986

Construction Type: Tilt-up

Prkg Ratio: 1/Spaces:

Region: LA East

Specific Use: Flex/R&D

Thomas Guide:

Zoning: LCM1

Lot Size SF:

APN#: 8719-010-043

Grd Lvl Drs / Dim: 1

Dock High / Dim: 2

Office SF / #: /

Sprinklered: Yes

Yard: No

Ofc Air: Yes **Ofc Heat:** Yes

Finished Ofc Mezz: SF:

Unfin Ofc Mezz: No SF:

Clear Height: 24

Include In Avail:

Include In Avail:

A:200 V:277-480 Ø:3 W:4

Rail Service: No

Heat/Cool: Unknown

Restrooms: 4

Listing Company: Lee & Associates - Industry, Inc.

To Show: Call Broker

Agents: Ben Fukukura 562.568.2040

Property ID/Listing #: AIR Use Only

Listing Date: AIR Use Only

FTCF: /

Notes: Rare 2,720 total SF industrial condo units. Two (2) contiguous units (each 1,360 SF) to be purchased together. Currently, the units are converted 100% high-end offices, but can be removed back to warehouse. 600 SF bonus mezzanine (not incld in SF)

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

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