



# For Lease

2707 SATURN STREET  
BREA, CA 92821



±2,050-4,100 SF | BREA BUSINESS CENTER

## PROPERTY FACTS

± 2,050 - 4,100 square foot flex/industrial condo

Up to ± 3,600 square feet of office area

± 500 square feet of warehouse

2 grade level loading doors (1 per unit)

Approximately 12' minimum warehouse clearance

200 amps 120/208 volt electrical service

2:1 parking ratio (7 reserved parking spaces)

Two Separate Property Addresses



Ethan Alvidrez

REAL ESTATE BROKER  
CA DRE 01431561

949.677.9704

ETHAN@FARWESTCOMMERCIAL.COM

18012 COWAN, SUITE 200, IRVINE, CA 92612

FAR WEST COMMERCIAL

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## AREA INFORMATION

Located in the Brea Business Center

Easy access to State Route 57 Freeway

Close Proximity to many restaurants and businesses such as Chase Bank, Nectar Juice Bar, Whole Foods, Staples, Trader Joes, TOGOs and more.



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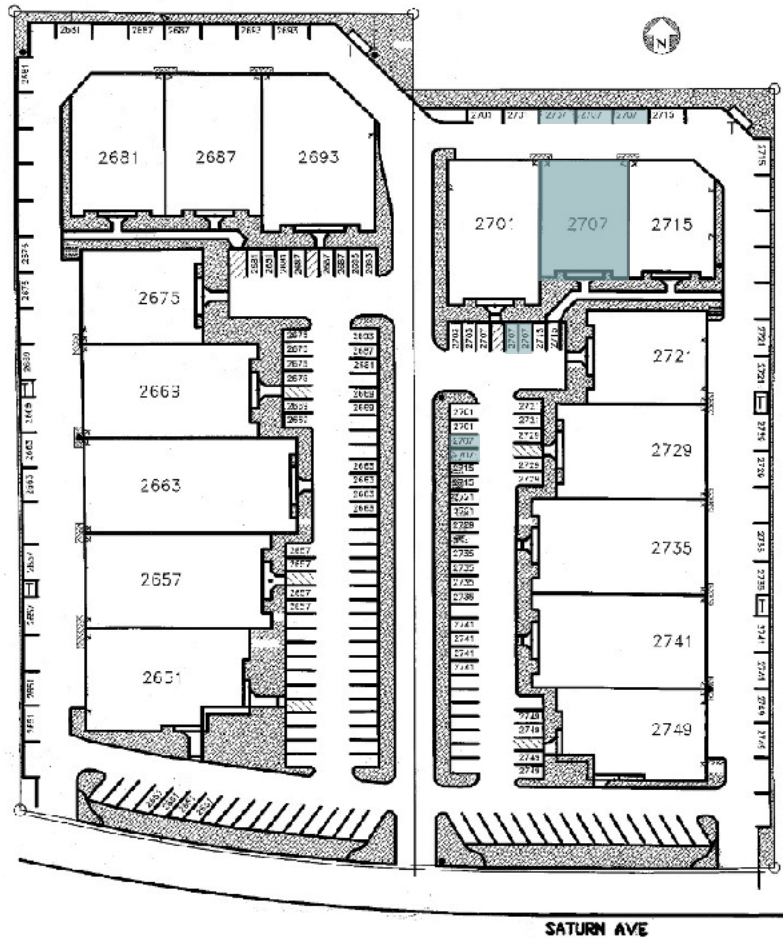
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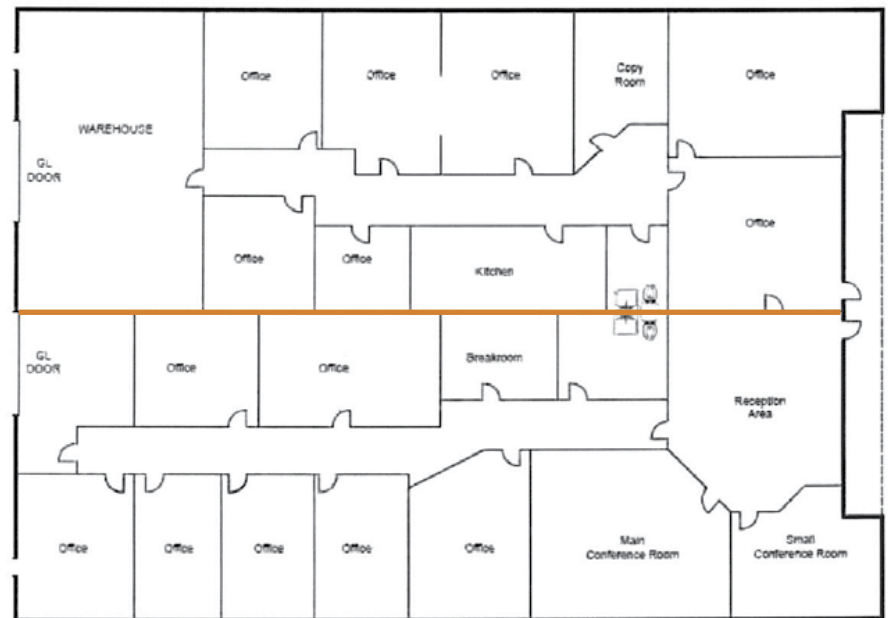


# SITE AND FLOOR PLAN

SITE PLAN



FLOOR PLAN



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ADDITIONAL PHOTOS



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