



FOR LEASE

499 Nibus Street, Unit D
Brea, CA

5,053 SF Industrial Unit

SITE HIGHLIGHTS:

- Concrete Tilt-Up Construction
- Near the 57 with Access throughout North Orange County
- 2:1 Parking
- Fire Sprinklers Throughout

UNIT FEATURES:

- 1,500 SF of Office Space Across 2 Floors
- 3 Phase, 200 Amps, 120/208 Volts
- Reception, Open Office, & 3 Private Offices
- Warehouse & Office Restrooms



FOR FURTHER DETAILS:

DAVID KLING

david@tricoREALTY.com
License #01965659

ERIN GARNER

erin@tricoREALTY.com
License #02228139

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Trico Realty, Inc.
License #00342120

3100-A Pullman Street
Costa Mesa, CA 92626

714-751-4420
TricoRealty.com



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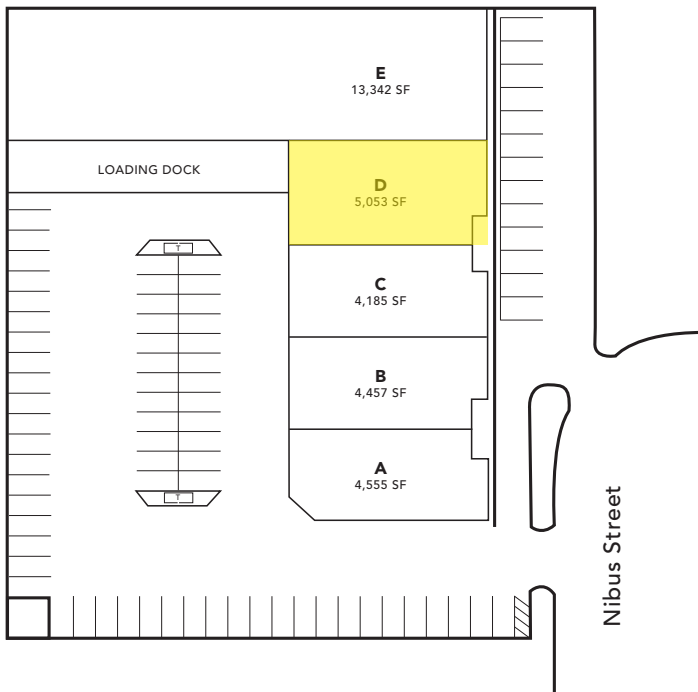
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Unit Features

 Power: 200A | 120/208

 Clearance Height: 18'

 Ground Level Doors: One 10'x12'



*Floorplans Not to Scale

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