



**FOR SUBLEASE**

**4,185 sf Industrial Unit**

**FEATURES:**

- Sublease term through Jan. 31, 2023
- (Direct Deal for longer term Possible)

**OFFICE FEATURES:**

- Air Conditioning & Heat Capability
- 4-5 Office Spaces
- Wet Bar
- Restroom

**WAREHOUSE FEATURES:**

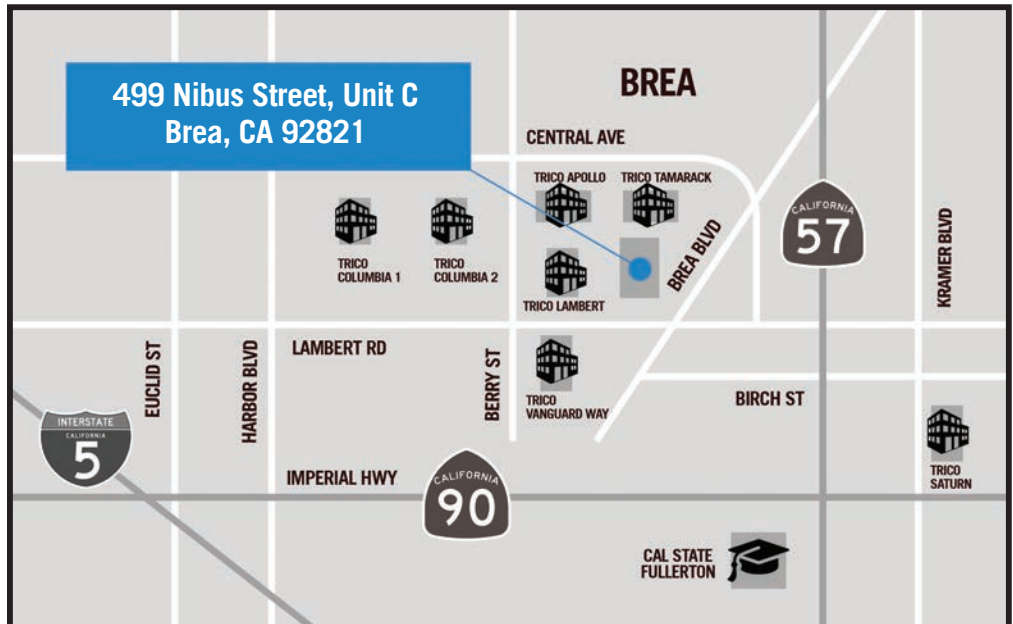
- 3 Phase Power, 200 Amps  
120/208 Volt
- 18' Clearance
- Skylights
- Restroom

**OTHER FEATURES:**

- Exterior Lighting
- Fire Sprinklers
- Conveniently Located to the 57 Freeway



**499 Nibus Street, Unit C, Brea, CA 92821**



This information has been furnished from sources which we deem reliable; however, we do not guarantee its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it yourself directly with the listing broker or owner.

**FOR FURTHER DETAILS:**

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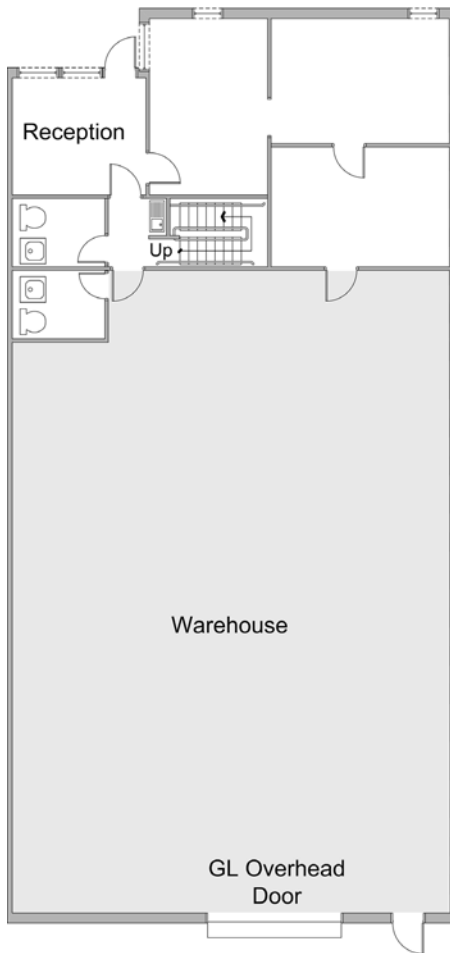
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Visit our Website at [www.TricoRealty.com](http://www.TricoRealty.com)



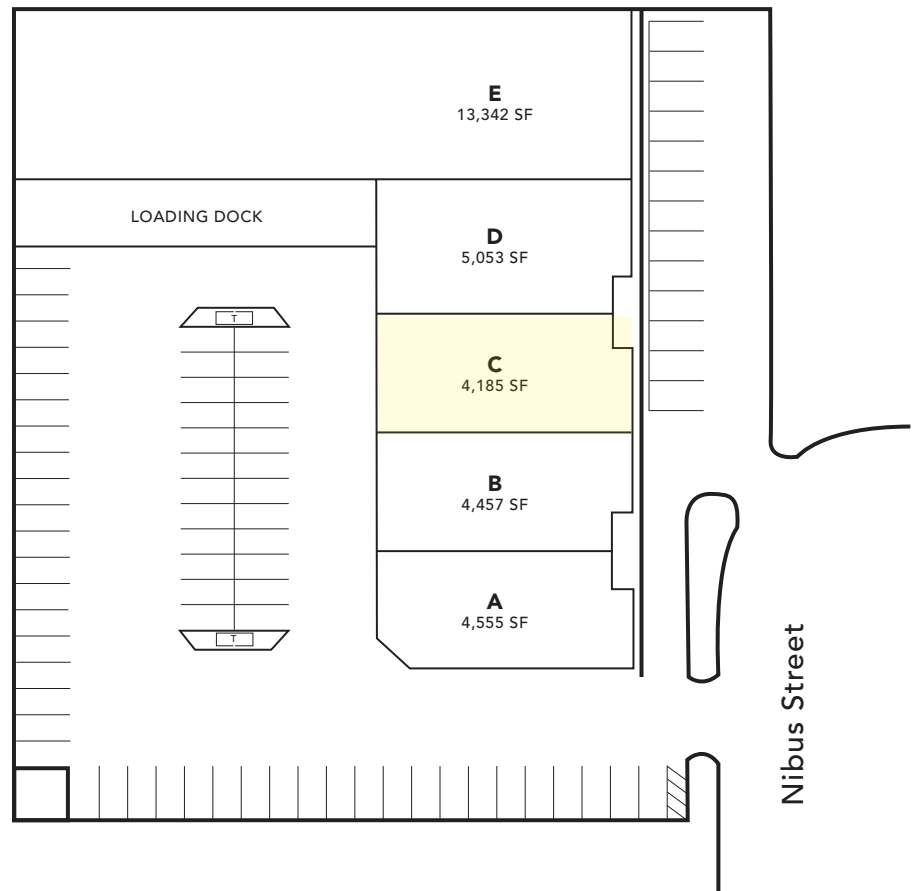
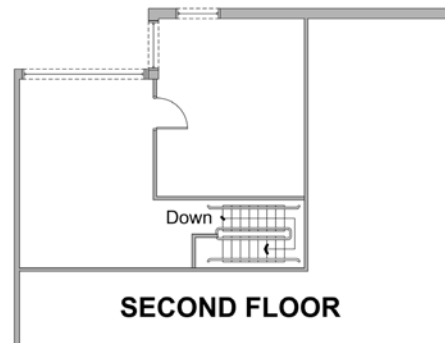
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**FIRST FLOOR**



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