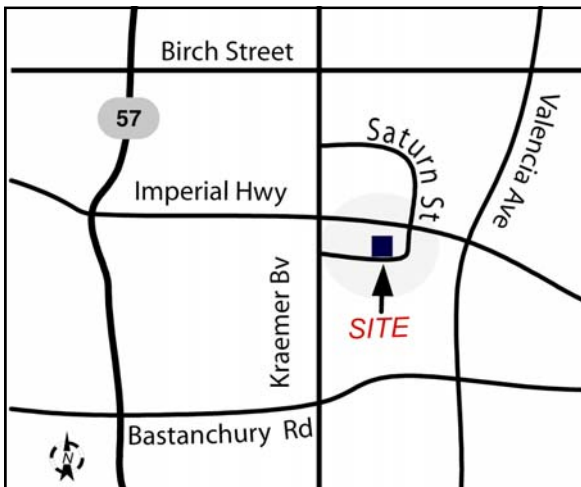


**For Lease 1,680 — 5,096 Square Feet**

## *Trico Brea Business Park*



*2801 - 2923 Saturn Street  
Brea, California*



### **Features:**

#### **Office (26% to 44%)**

- Central Heat & Air Conditioning
- Coffee Bar
- Levelor Blinds
- One or Two Restrooms

#### **Warehouse**

- 100 - 200 Amp
- 120/208 Volt
- 3-Phase Power
- Sprinklered
- Space Heater
- 10'x12' Ground Level Truck Door
- Sealed Floors
- Exterior Security Lighting
- Skylights

*For Further Information, Call:*

**Robert Leiter, CCIM**  
**714-564-7103**

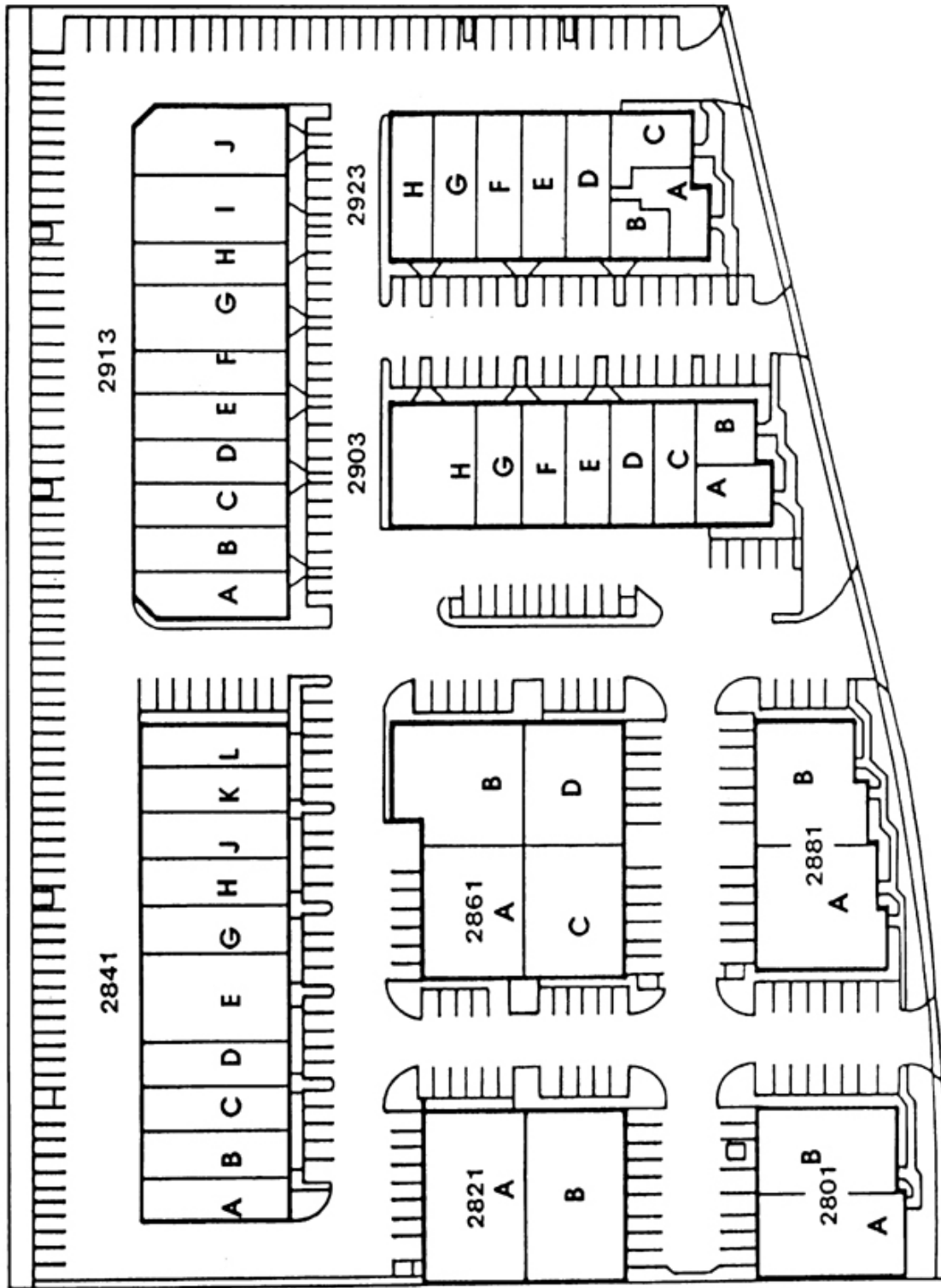
**Mark Hintergardt, CCIM**  
**714-564-7168**



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The information contained herein is based on estimates and assumptions and is presented for illustration purposes only. No representations, warranties or guarantees of any kind are made.

**SITE PLAN**



**TRICO BREa BUSINESS PARK**  
 2801-2923 Saturn Street, Brea

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