

# ±2,782 SF Industrial Unit for Lease

491 Atlas Street, Brea, CA

EXCELLENT BREA LOCATION | FENCED YARD AREA



# Project Features

Explore industrial convenience in Brea with 491 Atlas Street's  $\pm 2,782$  SF industrial space, seamlessly integrated into a larger  $\pm 6,532$  SF industrial building. The Property features  $\pm 500$  SF office space, including two private offices, 16'-18' warehouse clearance, a grade-level door, and fenced yard area. Nestled in an excellent Brea location and strategically positioned near the 57 Freeway & Imperial Highway, this opportunity is your gateway to a prime industrial efficiency.



## Size Available

$\pm 2,782$  SF  
(Part of Larger  $\pm 6,532$  SF  
Industrial Building)



## Office Space

$\pm 500$  SF Office Area  
(Two Private Offices)



## Warehouse Clearance

16' - 18' Warehouse Clear Height



## Loading

One (1) Grade-Level Door  
(10' x 12')



## Parking

Six (6) Auto Parking Stalls



## Yard

Fenced Yard Area



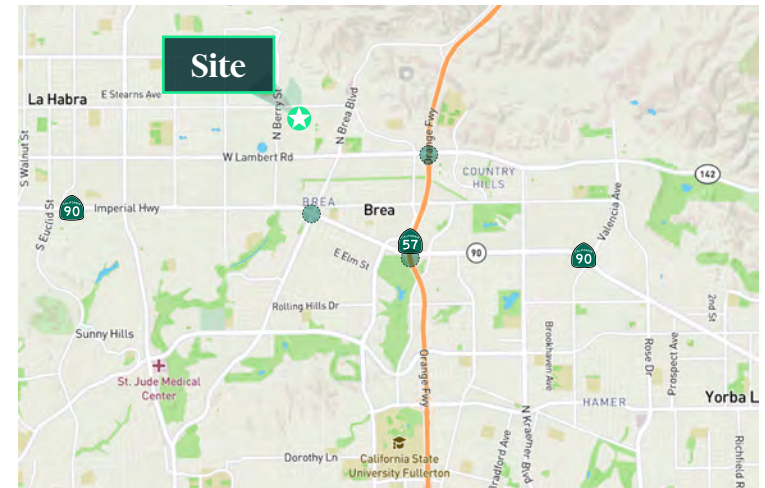
## Additional Features

Private Restroom & Kitchenette  
Area

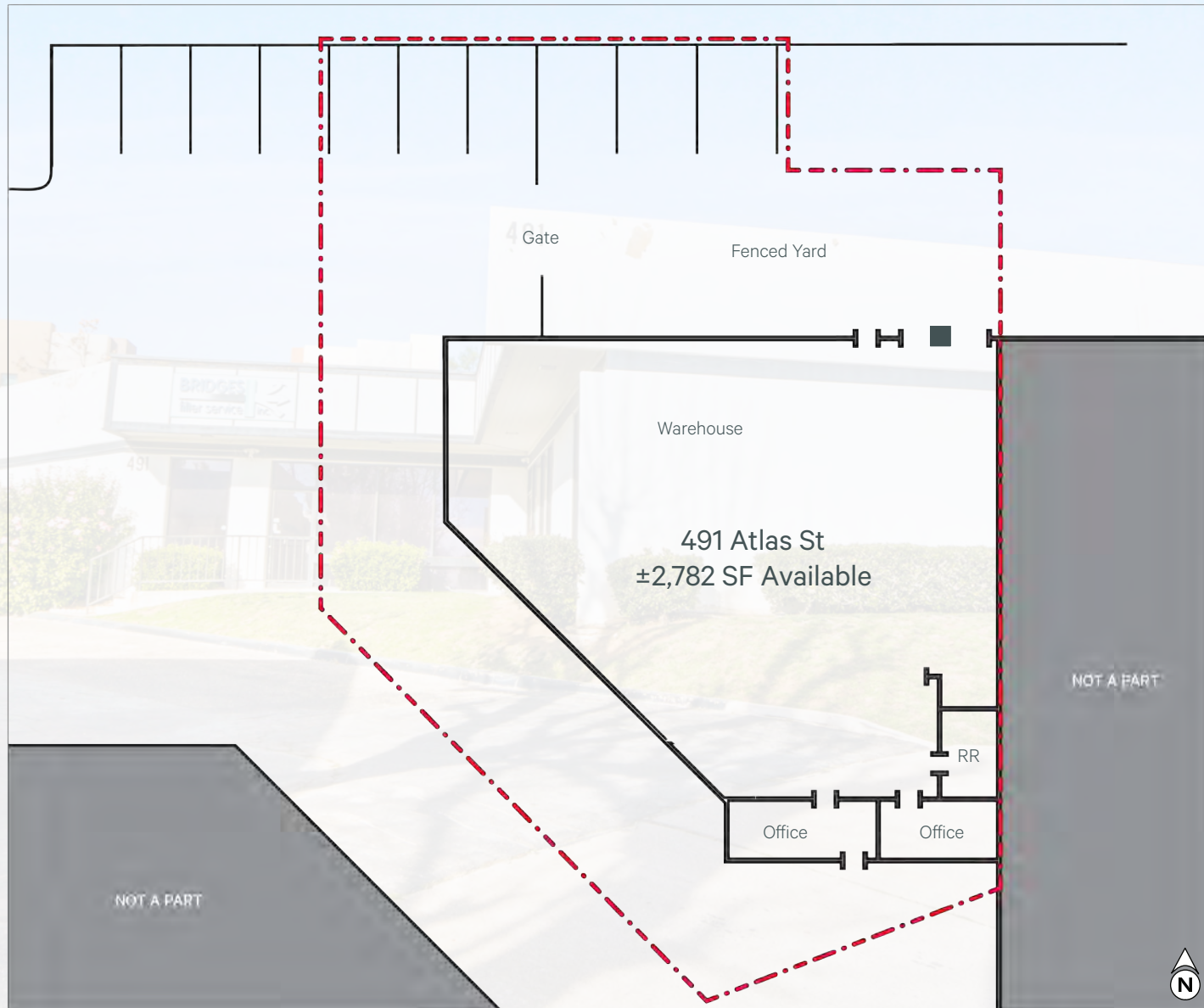


## Access

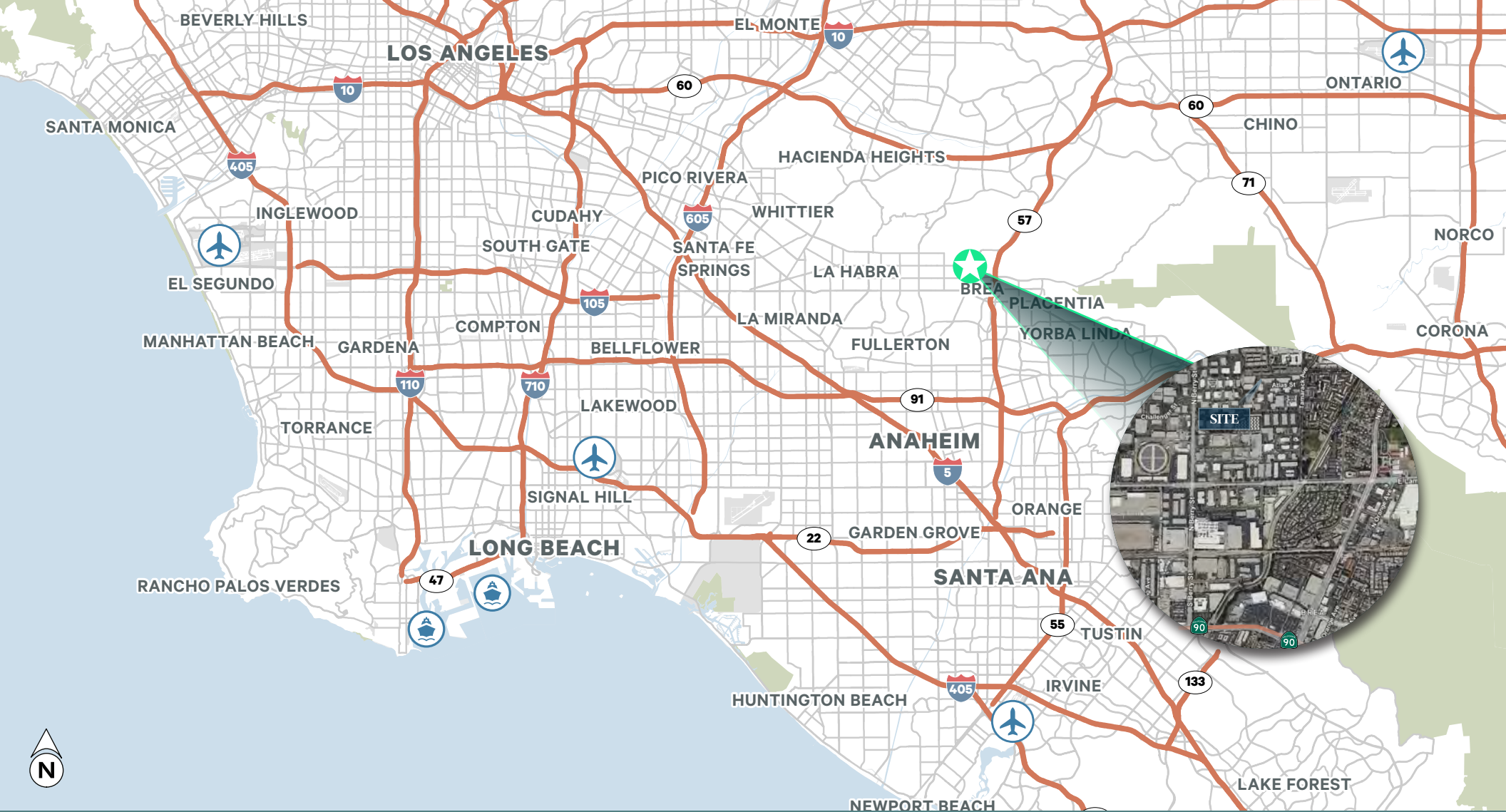
Close Proximity to 57 Freeway &  
Imperial Highway



# Site Plan







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