



SHEA CENTER WALNUT • 657-727 BREA CANYON ROAD • WALNUT, CALIFORNIA

10

Spaces Available

809 SF

Minimum

3,278 SF

Maximum

This exceptional business park is located in the City of Walnut and provides 271,760 square feet of multi-tenant, light industrial and warehouse space perfectly suited for a wide variety of tenants. Many of the suites provide drive up surface parking, private suite access and office and warehouse space with roll-up delivery doors.

Metrolink commuter rail service stops daily at the Industry Metrolink Station located just across the street, along the Riverside line to Los Angeles. Nearby amenities include Target, Bed Bath & Beyond, Kohl's, Chili's and Applebee's. There's also an on-site delicatessen and print shop.

Shea Center Walnut is owned and operated by the 125-year old J.F. Shea Company, with its corporate headquarters right next door. In addition, the leasing office is located on-site for the convenience of our tenants. For more information about Shea Center Walnut and to view a current list of available space, visit [SheaProperties.com](https://www.sheaproperties.com).



City of Industry Metrolink Station located across the street.

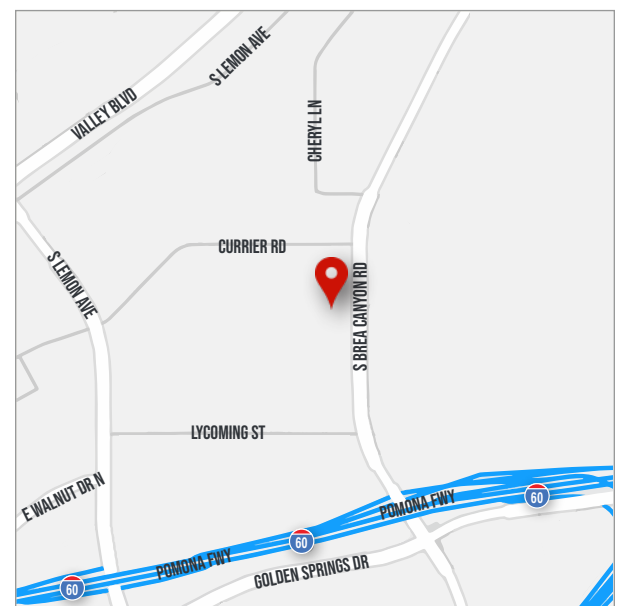


BREA CANYON RD.

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FEATURES & AMENITIES:

- Convenient access to both the 60 and 57 freeways
- Across the street from the Industry Metrolink Station
- Brea Canyon Road construction complete allowing for non-stop travel under the train tracks
- Multi-tenant office and light industrial space available with warehouse and roll-up delivery doors with select suites
- Minutes from the communities of Diamond Bar, Walnut and Rowland Heights
- Wide variety of amenities nearby including Diamond Bar Golf Course, LA Royal Vista Golf Club and the Brea Mall
- Family-owned and operated for over twenty years
- On-site delicatessen, print shop and leasing office



Location Map

SHEA PROPERTIES (CA BL DRE #01382566)

Dorinne Alarcon • (909) 595-0499 • dorinne.alarcon@sheaproperties.com
 667 Brea Canyon Road, Suite 25 • Walnut, CA 91789

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AERIAL



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SITE PLAN



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SITE PLAN

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10 SPACES AVAILABLE ▪ FROM 809 SF TO 3,278 SF

AVAILABILITY (as of February 1, 2025)

| Bldg. | Unit | SF | Available | % Office/ Warehouse | Description | Price Per SF |
|-------|------|-------|-----------|------------------------|--|-----------------|
| 661 | 4 | 3,278 | NOW | 50/50 | Reception, 5 private offices, open office, warehouse. | \$1.68 |
| 667 | 27 | 2,493 | NOW | 95/5 | Open office area, 2 private offices, kitchen area, small warehouse/server room. Facing Brea Canyon Road. | \$1.90 |
| 671 | 4 | 1,105 | NOW | 100/0 | Reception, 3 private offices, open office area. | \$2.45 |
| 671 | 5 | 1,120 | NOW | 100/0 | Reception, 4 private offices, coffee bar area. | \$2.45 |
| 701 | 10 | 1,200 | NOW | 15/85 | Reception, warehouse. | \$2.05 |
| 701 | 11 | 1,200 | NOW | 15/85 | Reception, warehouse. | \$2.05 |
| 709 | 4 | 1,416 | NOW | 60/40 | Reception, 3 private offices, open office area, warehouse. | \$1.95 |
| 721 | 2 | 809 | 3/15/25 | 100/0 | Reception, 1 private office. | \$2.62 |
| 721 | 6 | 2,523 | NOW | 95/5 | Reception, 5 private offices, open office areas, kitchen, small warehouse. | \$1.90 |
| 727 | 2 | 1,680 | NOW | 30/70 | Reception, 1 private office, warehouse. Facing Brea Canyon Road. | \$1.95 |

Rate quoted does not include fixed Common Area Maintenance fee.
Rates subject to change.

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